

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Baker County, Oregon

October 2011 Reporting Period

October Residential Highlights

In Baker County, closed sales increased from 10 to 12 when comparing October 2010 to October 2011. Pending sales declined from 16 to 12, and new listings went up from 18 to 28.

Compared with the month prior, September 2011, closed sales fell from 15 to 12. Pending sales also went down from 14 to 12. New listings, on the other hand, jumped from 19 to 28.

At the month's rate of sales, the 228 active residential listings would last about 19 months (inventory chart on right).

Sale Prices

Average sale price for October 2011 was down 1.7% when compared to October 2010, while median sale price fell 5.4%.

Comparing September 2011 with October 2011, average sale price dropped from \$173,300 to \$142,500 (-17.8%), and median sale price fell from \$123,000 to \$102,800 (-16.4%).

Inventory in Months*

	2009	2010	2011
January	61.0	32.4	29.2
February	19.3	18.1	27.7
March	50.3	16.3	13.5
April	21.9	12.1	32.6
May	16.0	32.7	12.7
June	18.5	18.7	15.1
July	11.2	33.3	14.6
August	13.9	23.3	22.2
September	11.1	12.4	14.5
October	9.6	18.9	19
November	16.8	18.1	
December	12.3	16.8	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Baker County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	28	12	12	142,500	102,800	148
	Year-to-date	304	122	116	136,300	105,800	217
2010	October	18	16	10	144,900	108,700	344
	Year-to-date	297	126	111	143,000	120,000	188
Change	October	55.6%	-25.0%	20.0%	-1.7%	-5.4%	-56.9%
	Year-to-date	2.4%	-3.2%	4.5%	-4.7%	-11.8%	15.4%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

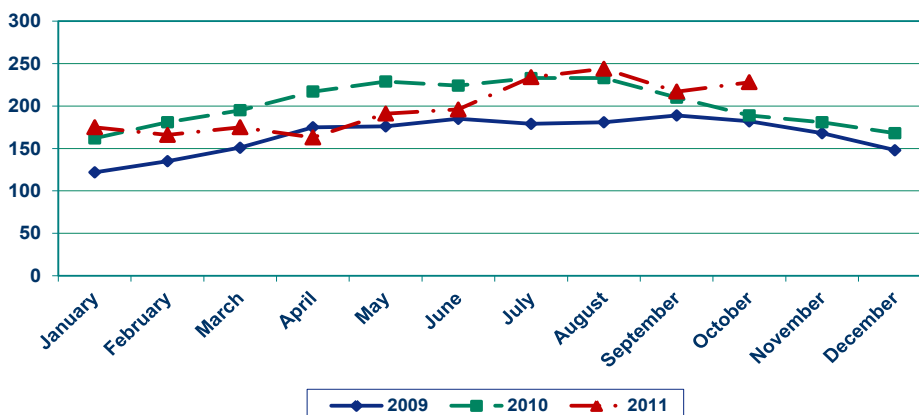
-1.7% (\$140,100 v. \$142,600)

Median Sale Price % Change:

-3.5% (\$111,000 v. \$115,000)

For further explanation of this measure, see the second footnote on page 2.

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

BAKER COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Baker County, Oregon.

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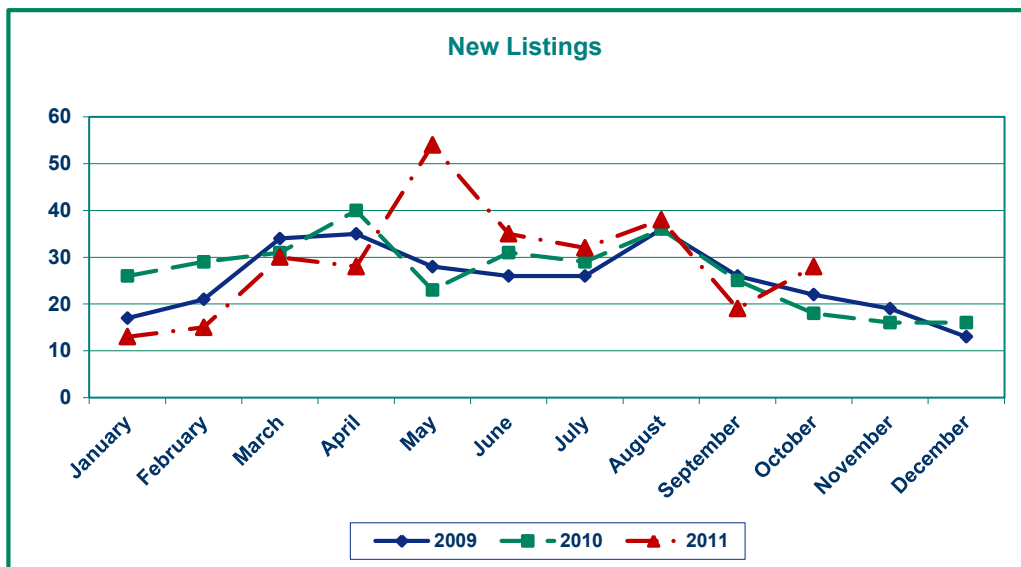
Baker County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price							
	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price																	
460	Baker City/ Keating	141	23	12	11	-26.7%	10	147,400	111	213	95	-12.0%	90	144,300	119,800	0.9%	4	92,000	9	98,800	1	32,000
461	Haines/ Anthony Lk/ Muddy Crk	11	-	1	-	-	-	-	-	13	4	100.0%	5	95,500	95,000	-13.2%	-	-	-	-	-	-
462	Sumpter/McEwen/Bourne/Phillips Lk/ Grant	23	1	2	-	-	1	150,000	656	31	10	150.0%	8	89,100	70,500	-31.0%	-	-	4	42,800	-	-
463	Unity/Hereford	9	-	-	-	-	-	-	-	6	1	0.0%	1	70,000	70,000	-33.9%	-	-	1	16,000	-	-
464	Huntington/Lime	1	-	-	-	-100.0%	-	-	-	2	1	0.0%	1	65,000	65,000	-	-	-	1	65,000	-	-
465	Durkee/Pleasant Valley	1	-	-	-	-	-	-	-	-	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
466	Richland/ New Bridge	22	2	-	-	-	1	85,500	11	21	7	40.0%	8	171,500	130,000	55.2%	-	-	1	52,500	-	-
467	Halfway/ Cornucopia	19	2	1	1	-	-	-	-	18	4	0.0%	3	42,000	40,000	-73.6%	1	50,000	-	-	-	-
468	Oxbow	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

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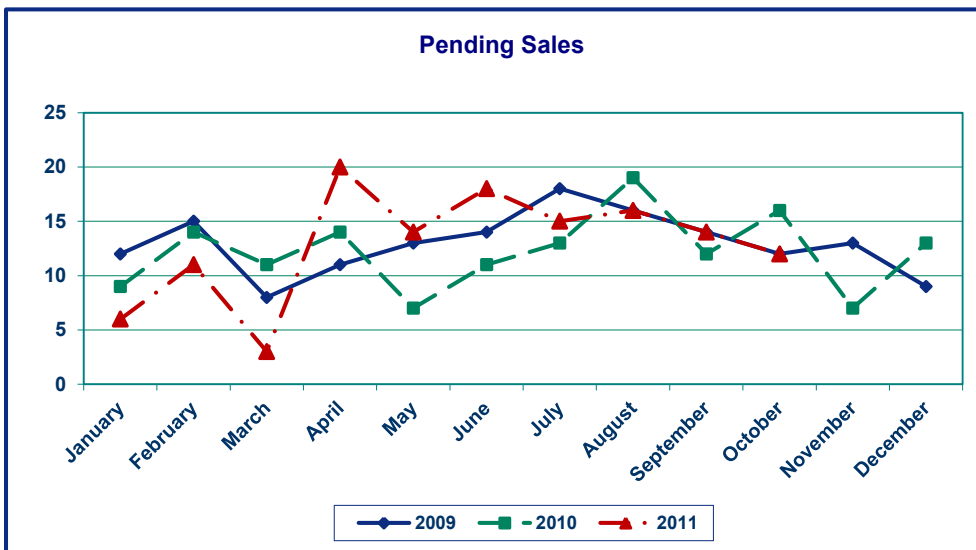
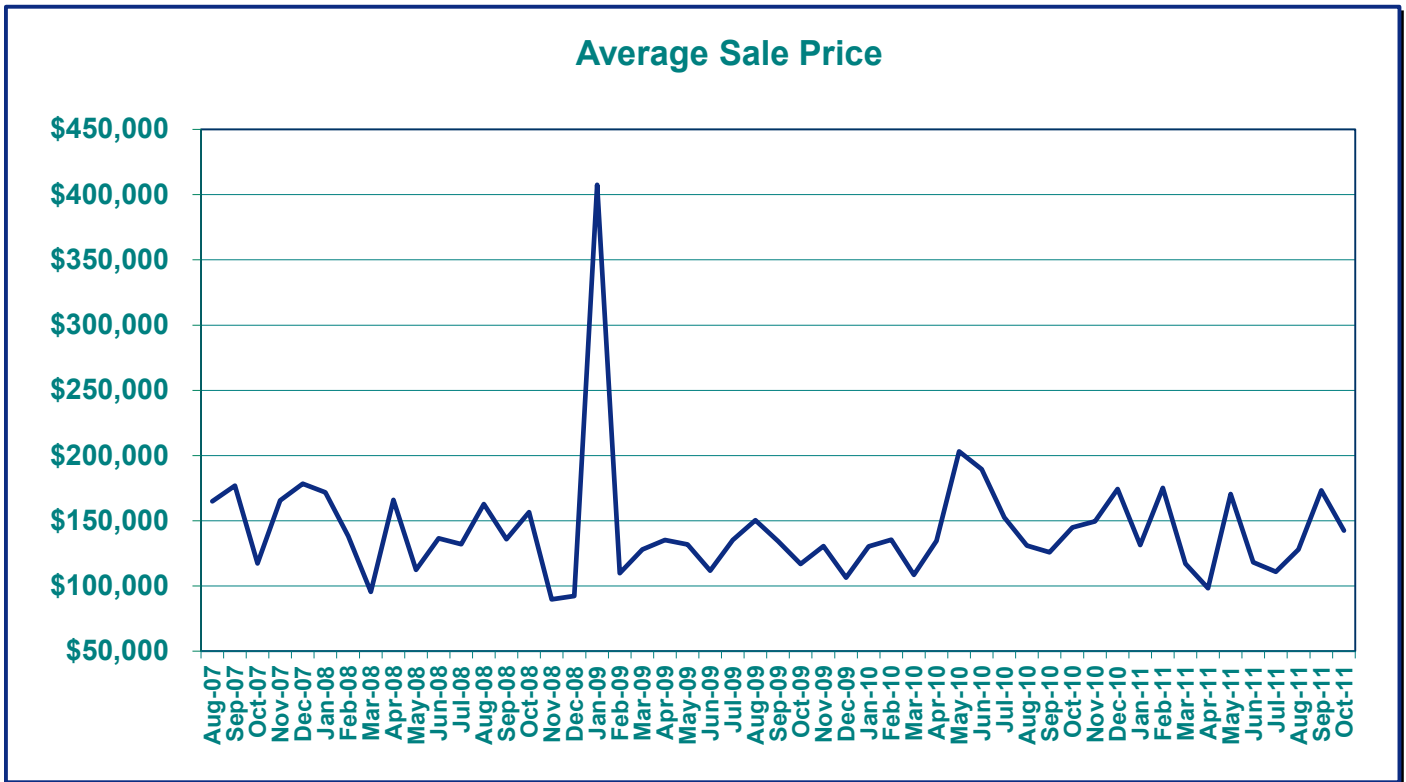
NEW LISTINGS BAKER COUNTY, OR

This graph shows the new residential listings over the past three calendar years Baker County, Oregon.

AVERAGE SALE PRICE

BAKER COUNTY, OR

This graph represents the average sale price for all homes sold in Baker County, Oregon.



PENDING LISTINGS

BAKER COUNTY, OR

This graph represents monthly accepted offers in Baker County, Oregon over the past three calendar years.



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Eastern Oregon
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Coos County
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North Bend, OR 97459
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Fax: (541) 751-1083

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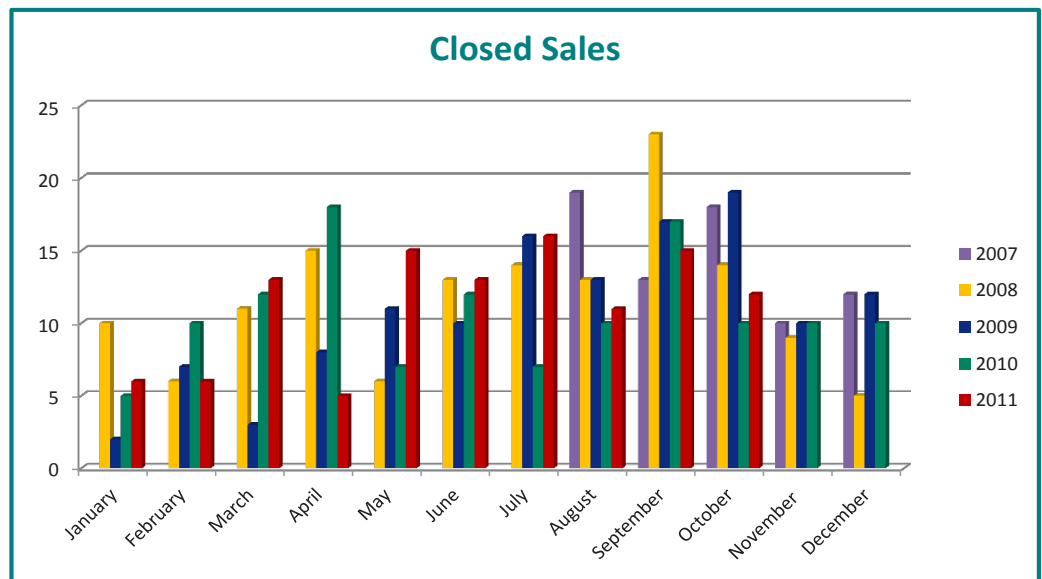
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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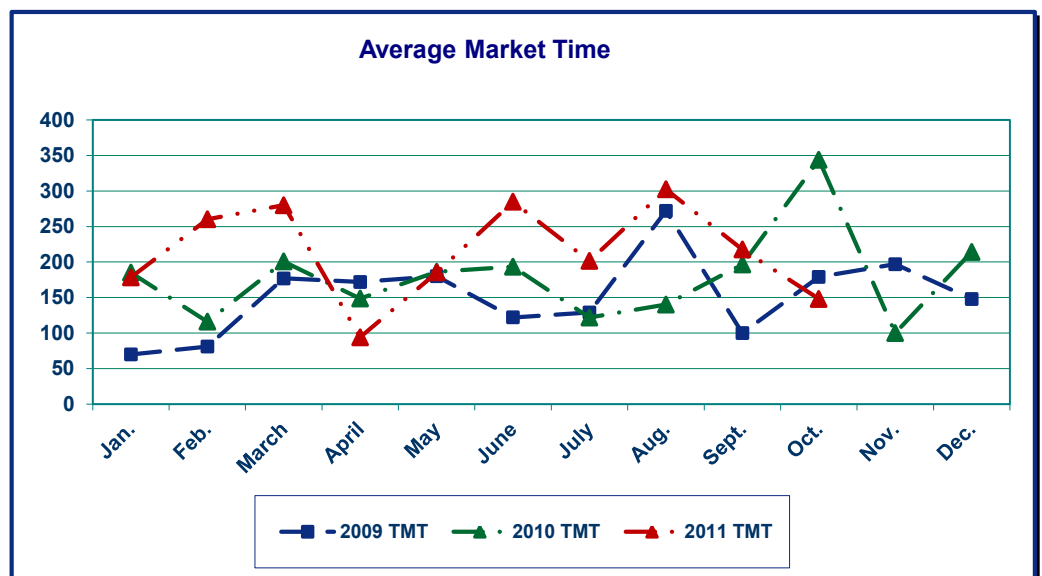
CLOSED SALES BAKER COUNTY, OR

This graph shows the closed sales over the past five calendar years in Baker County, Oregon.



DAYS ON MARKET BAKER COUNTY, OR

This graph shows the average market time for sales in Baker County, Oregon over the past three calendar years.



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



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Residential Review: Columbia Basin, Oregon

October 2011 Reporting Period

October Residential Highlights

When comparing October 2010 with October 2011, closed sales went down from 32 to 30, while pending sales grew from 28 to 37. New listings also declined from 83 to 64. See residential highlights table below.

On a month-to-month basis, when comparing activity in September 2011 with October 2011, closed sales showed a decline of 26.8%, falling from 41 closed sales to 30. Pending sales increased from 33 to 37 (12.1%), while new listings fell from 87 to 64 (-26.4%).

At October's rate of sales, the 523 active residential listings would last approximately 17.4 months.

Sale Prices

A comparison of October 2011 with the same month last year, October 2010, shows the average

sale price declined 4.1%, while the median sale price rose 16.7%.

Comparing the previous month of September 2011 to October 2011, the average sale price dropped 5.9% from \$146,000 to \$137,400. The median sale price remained the same at \$138,000 for both September 2011 and October 2011.

For a visual display of the average sale price in the Columbia Basin area, view the graph on page 5 of this report.

Inventory in Months*			
	2009	2010	2011
January	13.5	13.7	16.5
February	19.6	21.4	18.3
March	11.5	13.5	19.5
April	16.2	9.4	10.2
May	12.5	10.9	10.4
June	8.2	7.3	11.3
July	13.0	10.9	12.3
August	8.9	12.3	13.5
September	8.3	10.9	13.3
October	6.4	16.2	17.4
November	7.4	20.0	
December	9.9	14.0	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-1.5% (\$133,000 v. \$135,000)

Median Sale Price % Change:

+0.8% (\$127,500 v. \$126,500)

For further explanation of this measure, see the second footnote on page 3.

Columbia Basin Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	64	37	30	137,400	138,000	105
	Year-to-date	861	444	418	133,000	127,700	136
2010	October	83	28	32	143,300	118,300	140
	Year-to-date	977	481	480	131,100	125,000	107
Change	October	-22.9%	32.1%	-6.3%	-4.1%	16.7%	-24.9%
	Year-to-date	-11.9%	-7.7%	-12.9%	1.4%	2.2%	26.7%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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Columbia Basin, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price					Median Sale Price		
																Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
380	Arlington/N	5	0	-	-	-	-	-	-	8	3	-25.0%	3	156,300	27,000	-12.5%	2	381,300	6	10,200	1	64,000
381	Condon/S	16	1	-	1	-	-	-	-	18	9	12.5%	7	49,800	32,500	-13.5%	1	70,000	1	20,500	-	-
	Gilliam Co. Total	21	1	-	1	-	-	-	-	26	12	0.0%	10	81,800	32,500	-11.2%	3	277,500	7	11,700	1	64,000

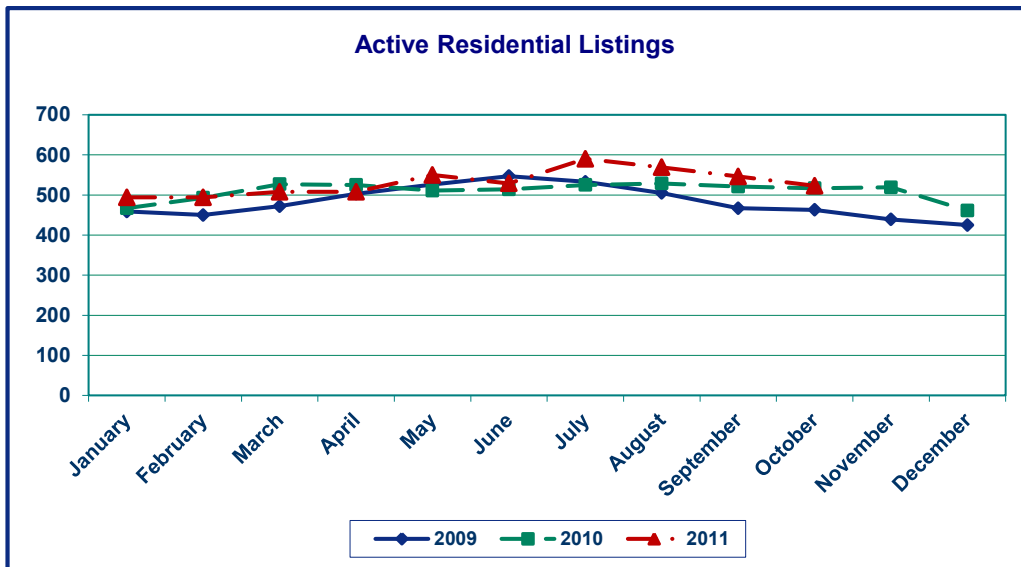
420	Boardman/NW	18	5	-	1	-50.0%	-	-	-	-	27	12	-14.3%	10	124,200	110,200	24.9%	-	-	4	142,200	-	-
421	Irriqon	28	2	5	3	-	1	140,000	140,000	290	51	23	15.0%	19	111,700	108,000	32.8%	-	-	-	-	-	-
422	Ione	3	2	-	-	-	-	-	-	-	3	-	-100.0%	-	-	-	-100.0%	-	-	-	-	-	-
423	Lexington	4	-	-	-	-100.0%	-	-	-	-	2	-	-100.0%	-	-	-	-	-	-	-	-	-	-
424	Happner/S	22	2	3	1	0.0%	1	51,000	51,000	51	25	9	0.0%	11	69,000	51,000	1.8%	-	-	1	85,000	1	95,000
	Morrow Co. Total	75	11	8	5	25.0%	2	95,500	95,500	171	108	44	-10.2%	40	103,100	101,800	17.1%	-	-	5	130,800	1	95,000

430	Umatilla	20	1	5	1	-50.0%	-	-	-	-	54	30	-26.8%	31	104,900	104,500	3.0%	-	-	2	32,000	1	83,000
431	Hermiston	109	27	17	14	27.3%	12	133,400	135,000	59	266	164	1.2%	145	146,700	140,000	-5.2%	6	326,300	10	48,000	1	135,000
432	Stanfield	9	2	1	1	0.0%	-	-	-	-	17	11	-42.1%	9	99,600	110,000	2.0%	-	-	-	-	1	700,000
433	Echo	4	1	1	1	0.0%	-	-	-	-	6	3	0.0%	2	61,400	61,400	-69.6%	1	150,000	-	-	-	-
435	Pendleton City Limits	132	15	15	7	16.7%	13	128,700	129,200	139	215	111	-1.8%	109	149,000	139,000	2.1%	4	254,900	10	66,100	2	94,000
436	E-Meacham, Cayuse	4	-	-	1	-	1	275,000	275,000	302	3	4	-	3	178,200	207,500	-	-	-	-	-	-	-
437	NE-Athena, Helix, Adams, Weston	47	1	2	2	-	-	-	-	-	45	14	-30.0%	14	122,100	84,000	-2.5%	1	23,000	1	118,000	-	-
438	S-Pilot Rock, Ukiah	19	2	-	-	-	-	-	-	-	19	8	-11.1%	8	72,000	59,800	-32.6%	-	-	-	-	-	-
439	Milton-Freewater	83	3	12	4	33.3%	2	191,300	191,300	65	102	43	-18.9%	47	128,900	125,000	-4.8%	4	136,600	5	72,200	-	-
	Umatilla Co. Total	427	52	53	31	29.2%	28	140,400	139,000	105	727	388	-7.6%	368	137,700	32,500	-2.1%	16	231,100	28	60,100	5	221,200

ACTIVE RESIDENTIAL LISTINGS

COLUMBIA BASIN, OR

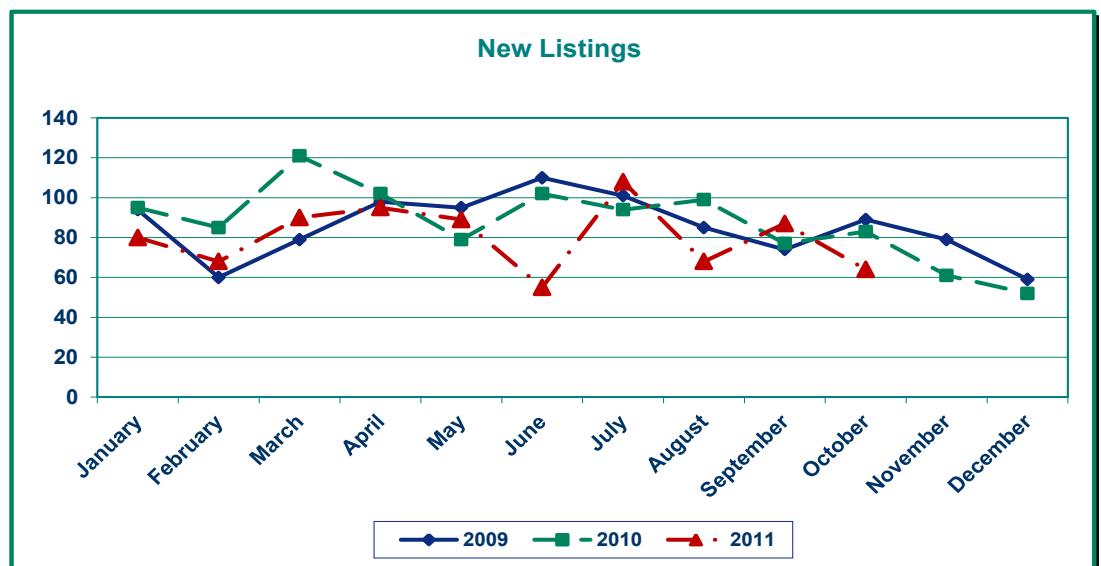
This graph shows the active residential listings over the past three calendar years in Columbia Basin, Oregon.



NEW LISTINGS

COLUMBIA BASIN, OR

This graph shows the new residential listings over the past three calendar years in Columbia Basin, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

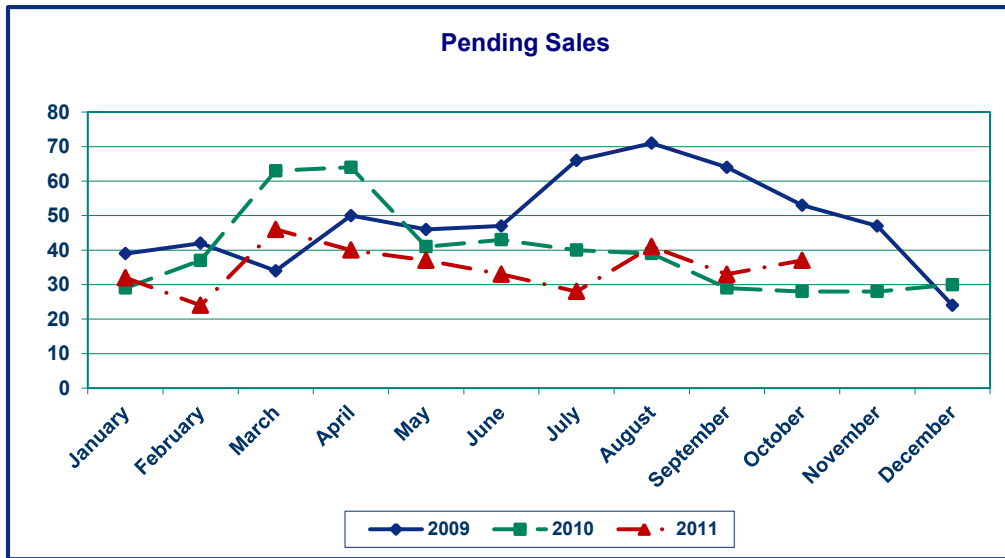
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

PENDING LISTINGS

COLUMBIA BASIN, OR

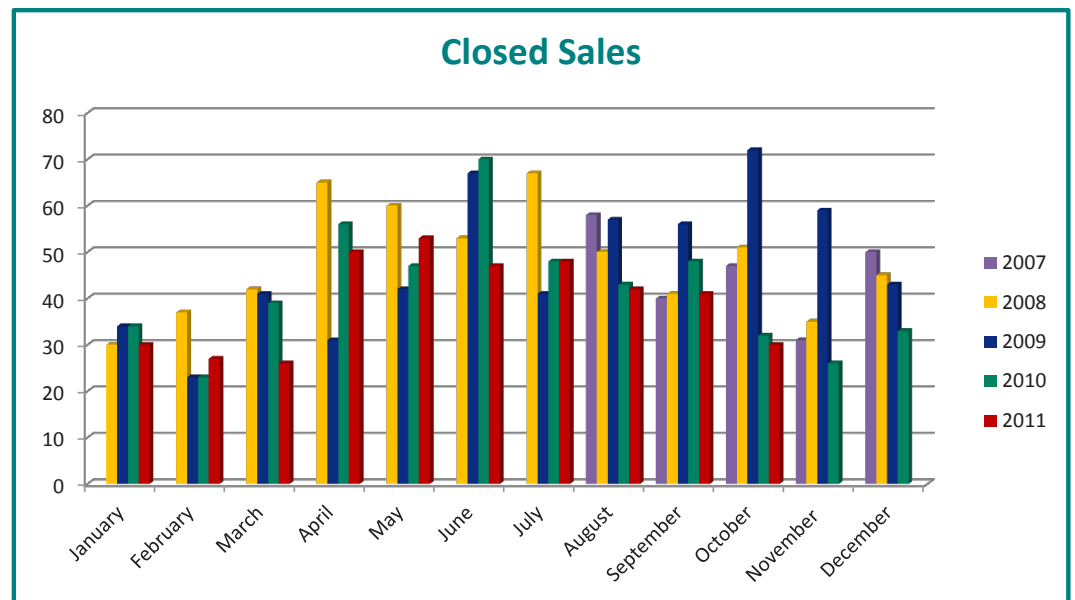
This graph represents monthly accepted offers in Columbia Basin, Oregon over the past three calendar years



CLOSED SALES

COLUMBIA BASIN, OR

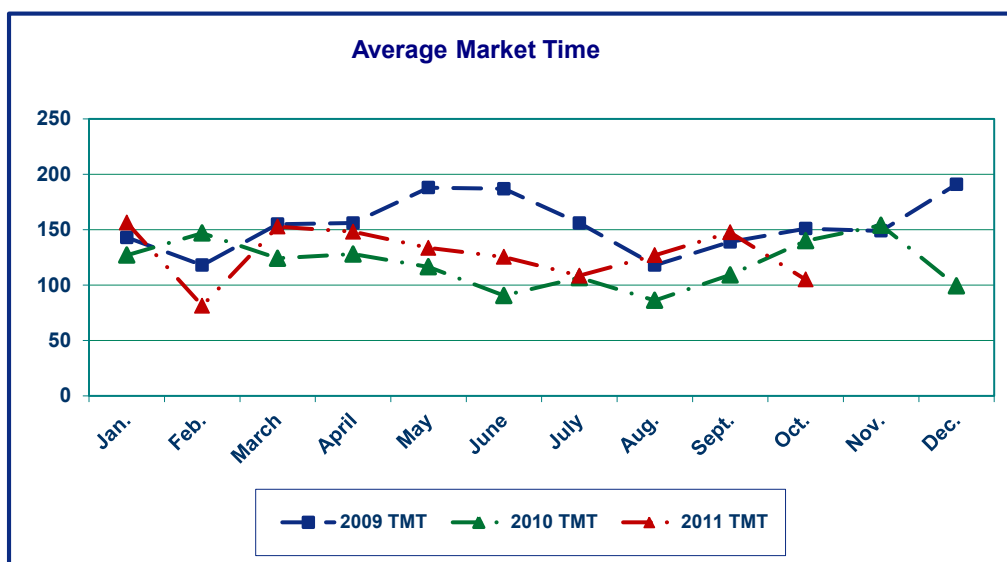
This graph shows the closed sales over the past five calendar years in Columbia Basin, Oregon.



DAYS ON MARKET

COLUMBIA BASIN, OR

This graph shows the average market time for sales in Columbia Basin, Oregon, over the past three calendar years.



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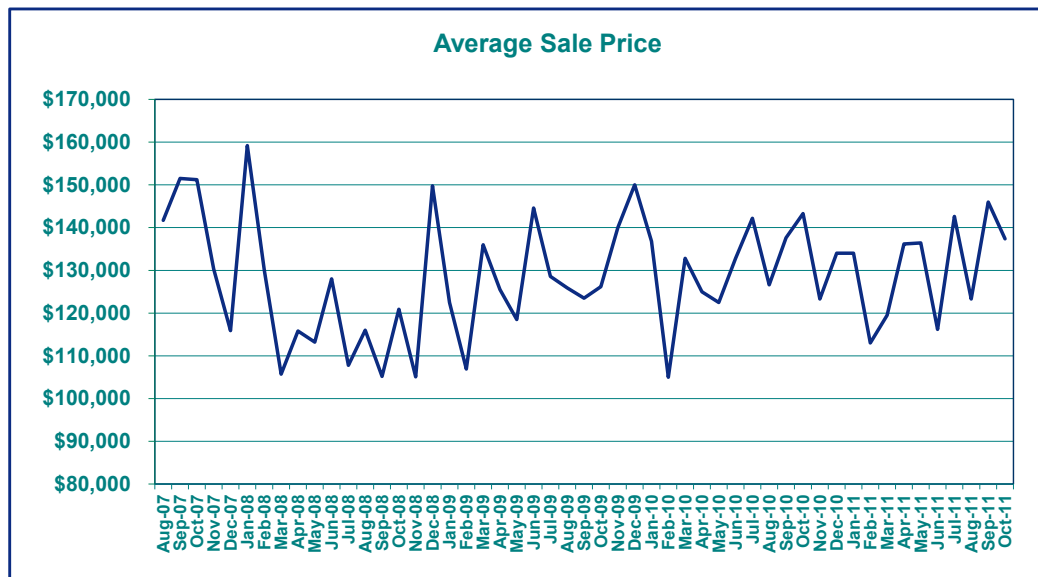
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AVERAGE SALE PRICE

COLUMBIA BASIN, OR

This graph represents the average sale price for all homes sold in Columbia Basin, Oregon.



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Residential Review: Coos County, Oregon

October 2011 Reporting Period

October Residential Highlights

Comparing sales activity in Coos County in October 2010 with October 2011, closed sales grew from 47 to 56. Pending sales also increased from 50 to 57. New listings decreased by 2.9%, from 70 to 68.

On a month-to-month basis, comparing September 2011 to October 2011, closed sales saw a 9.8% rise in activity (51 v. 56). Pending sales saw a decline of 20.8%, from 72 to 57. New listings also fell from 84 to 68 (-19.1%).

Sale Prices

The average sale price for October 2011 was up 7.6% compared to October 2010, while the median sale price fell 11.5%.

Comparing the previous month of September 2011 to October 2011, the average sale price decreased by 15.9% (\$177,200 v. \$149,000), and the median sale price also fell by 14.9% (\$149,900 v. \$127,500). For a visual display of the average sale price in Coos County, view the graph on page three.

Inventory in Months*

	2009	2010	2011
January	31.2	17.2	19.1
February	29.1	25.5	18.2
March	20.5	17.1	10.6
April	19.5	17.2	13.4
May	24.2	12.4	14.5
June	18.8	13.2	12.2
July	17.8	16.7	12.7
August	15.6	15.5	14.3
September	13.5	13.9	13.1
October	10.4	15.3	11.1
November	13.8	15.3	
December	11.5	10.3	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Coos County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	68	57	56	149,000	127,500	185
	Year-to-date	1,016	535	493	144,500	129,000	181
2010	October	70	50	47	138,500	144,000	172
	Year-to-date	1,196	500	467	147,500	135,000	170
Change	October	-2.9%	14.0%	19.1%	7.6%	-11.5%	7.3%
	Year-to-date	-15.1%	7.0%	5.6%	-2.0%	-4.4%	6.8%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

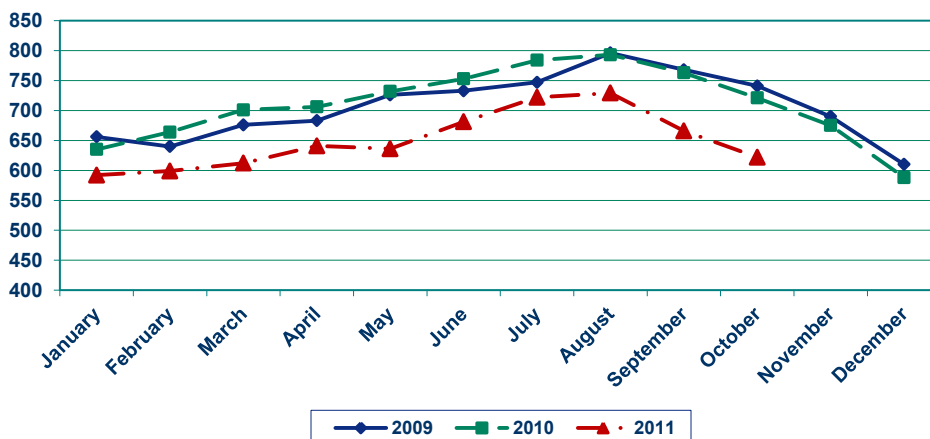
-6.2% (\$144,800 v. \$154,400)

Median Sale Price % Change:

-6.4% (\$131,000 v. \$140,000)

For further explanation of this measure, see the second footnote on page 2.

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS COOS COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Coos County, Oregon.

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Coos County, Oregon

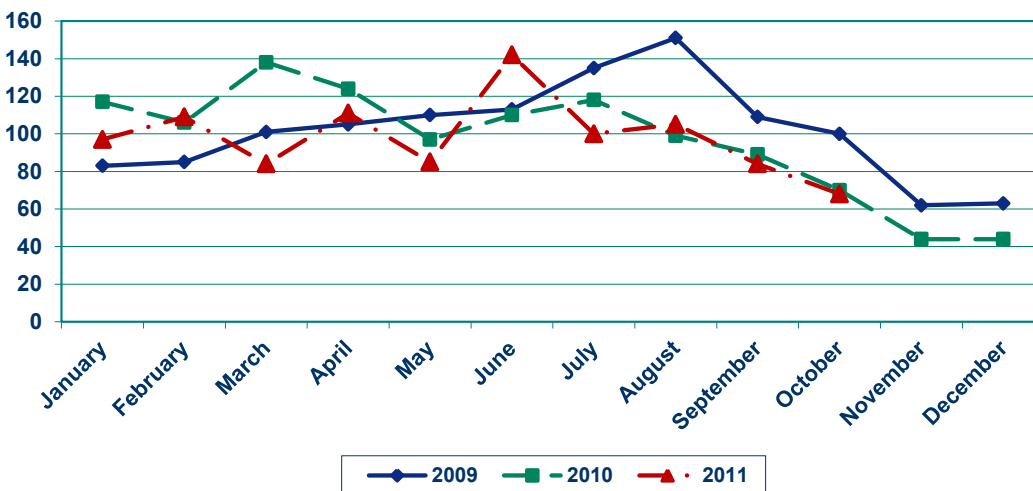
		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97407	Allegory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97411	Bandon	116	14	16	6	-33.3%	5	181,600	386	136	68	0.0%	65	201,700	175,000	-1.7%	1	300,000	12	91,400	2	267,000
97414	Broadbent	3	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	
97420	Coss Bay	199	23	26	17	-10.5%	18	139,600	137	398	215	-3.6%	206	125,400	115,000	-13.0%	4	621,000	6	74,300	3	133,300
97423	Coquille	80	9	8	5	0.0%	11	137,400	303	123	74	51.0%	68	145,300	117,000	12.4%	1	215,000	2	113,000	1	130,000
97449	Lakeside	54	5	3	5	-	4	98,300	131	63	20	66.7%	17	124,000	124,000	-27.3%	-	-	3	70,000	-	-
97458	Myrtle Point	61	5	3	1	-50.0%	4	115,600	69	79	31	29.2%	29	110,200	89,900	5.6%	-	-	1	125,000	2	106,300
97459	North Bend	96	12	14	22	46.7%	14	182,400	131	205	122	1.7%	104	162,600	152,300	-1.2%	2	2,007,500	3	54,000	4	207,500
97466	Powers	13	-	1	1	-	-	-	-	9	5	25.0%	4	46,600	41,800	-51.1%	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

New Listings



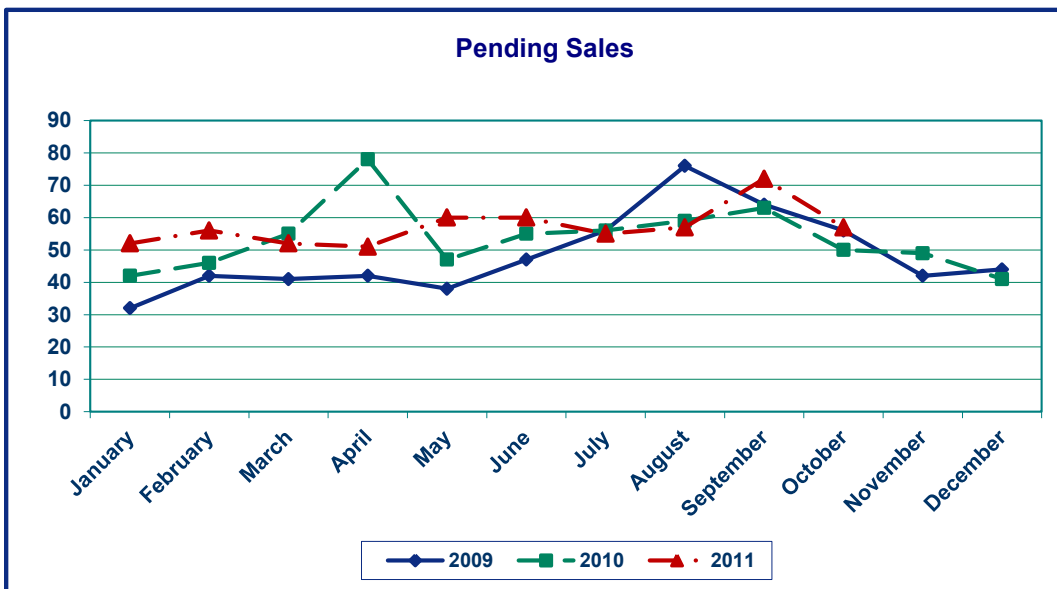
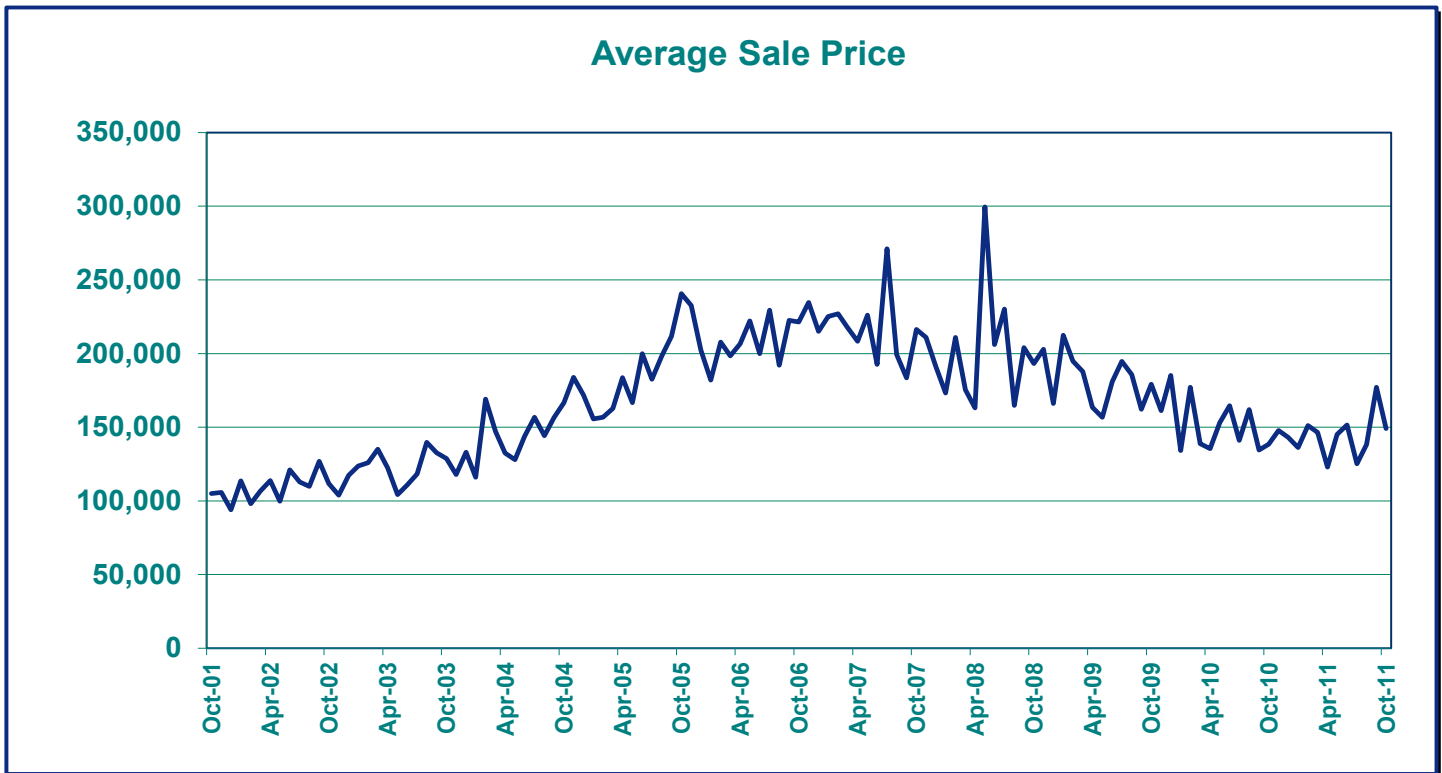
NEW LISTINGS COOS COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Coos County, Oregon.

AVERAGE SALE PRICE

COOS COUNTY, OR

This graph represents the average sale price for all homes sold in Coos County, Oregon.



PENDING LISTINGS

COOS COUNTY, OR

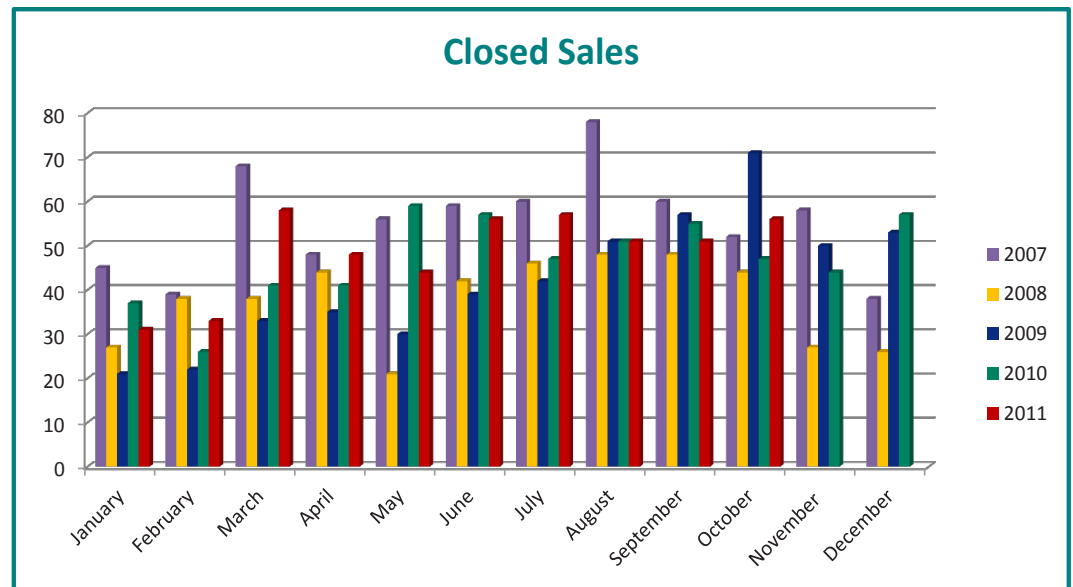
This graph represents monthly accepted offers over the past three calendar years in Coos County, Oregon.



MULTIPLE LISTING SERVICE

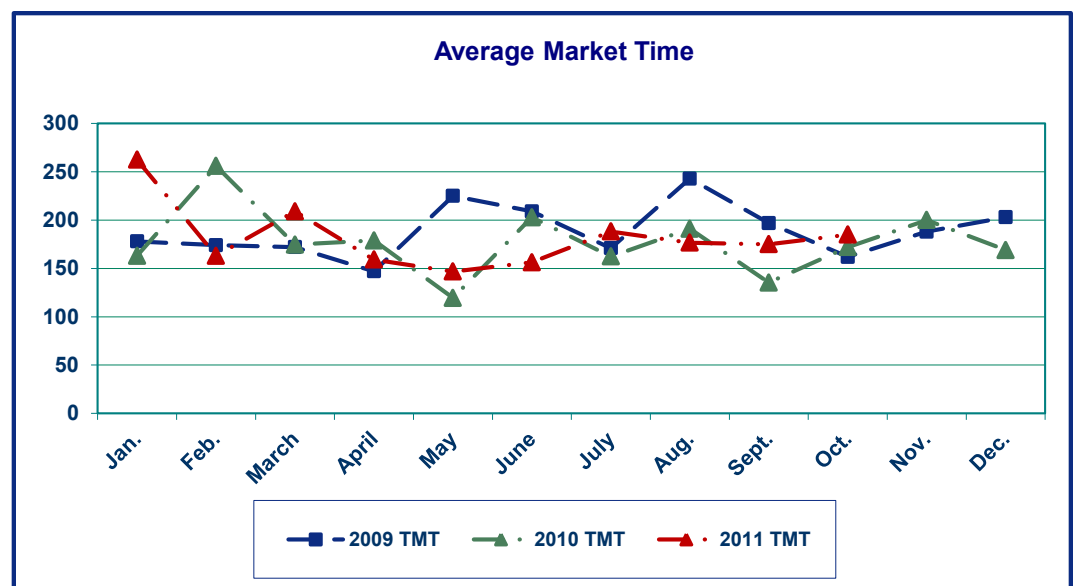
CLOSED SALES COOS COUNTY, OR

This graph shows the closed sales over the past five calendar years in Coos County, Oregon.



DAYS ON MARKET COOS COUNTY, OR

This graph shows the average market time for sales in Coos County, Oregon, over the past three calendar years.



The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



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Residential Review: Curry County, Oregon

October 2011 Reporting Period

October Residential Highlights

In Curry County, closed sales decreased 43.3%, falling from 30 closed sales in October 2010 to 17 in October 2011. Pending sales also fell 8.3% (24 v. 22). New listings showed an increase of 18.2% from 44 listings in October 2010 to 52 in October 2011.

Comparing September 2011 with October 2011 shows closed sales fell from 26 to 17 (-34.6%). Pending sales also dropped 12% (25 v. 22). New listings increased by 10.6% from 47 to 52.

Sale Prices

The average sale declined 20.6% when comparing October 2011 with October of the year prior, October 2010. The median sale price also dropped 31.8%.

On a month-to-month basis, comparing September 2011 to October 2011, the average sale price fell 31.9% (\$255,100 v. \$173,800). The median sale price also went down by 45.7% (\$230,000 v. \$125,000).

Inventory in Months*

	2009	2010	2011
January	52	38.1	36.5
February	35.8	26.6	27.6
March	25.2	23.4	30.7
April	29.2	30.1	29.5
May	45.1	23.9	23.1
June	27	27.7	24.9
July	21.3	60.5	22.5
August	23.6	41.5	23.7
September	18.4	17.6	19.7
October	23.9	16.6	29.1
November	16.9	16.8	
December	21.6	23.2	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Curry County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	52	22	17	173,800	125,000	164
	Year-to-date	593	203	186	211,200	182,800	247
2010	October	44	24	30	218,800	183,400	245
	Year-to-date	677	215	201	231,700	200,000	224
Change	October	18.2%	-8.3%	-43.3%	-20.6%	-31.8%	-33.1%
	Year-to-date	-12.4%	-5.6%	-7.5%	-8.8%	-8.6%	10.6%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

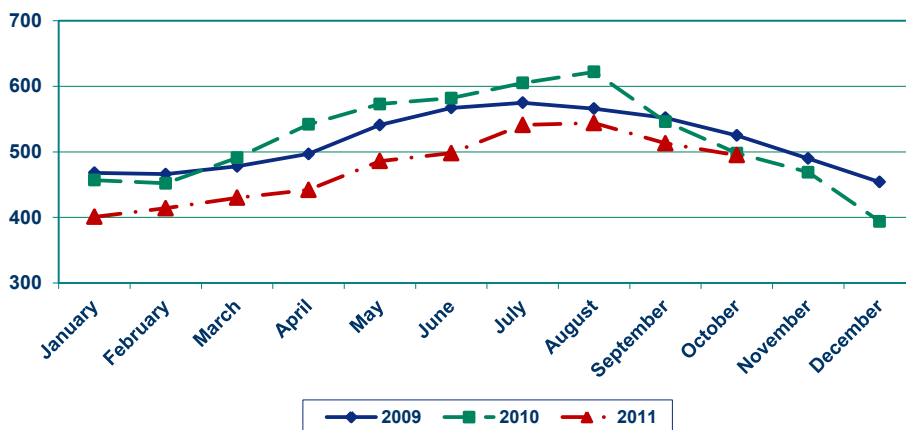
-8.3% (\$220,900 v. \$240,800)

Median Sale Price % Change:

-12.1% (\$184,500 v. \$210,000)

For further explanation of this measure, see the second footnote on page 2.

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

CURRY COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Curry County, Oregon.

AREA REPORT • 10/2011

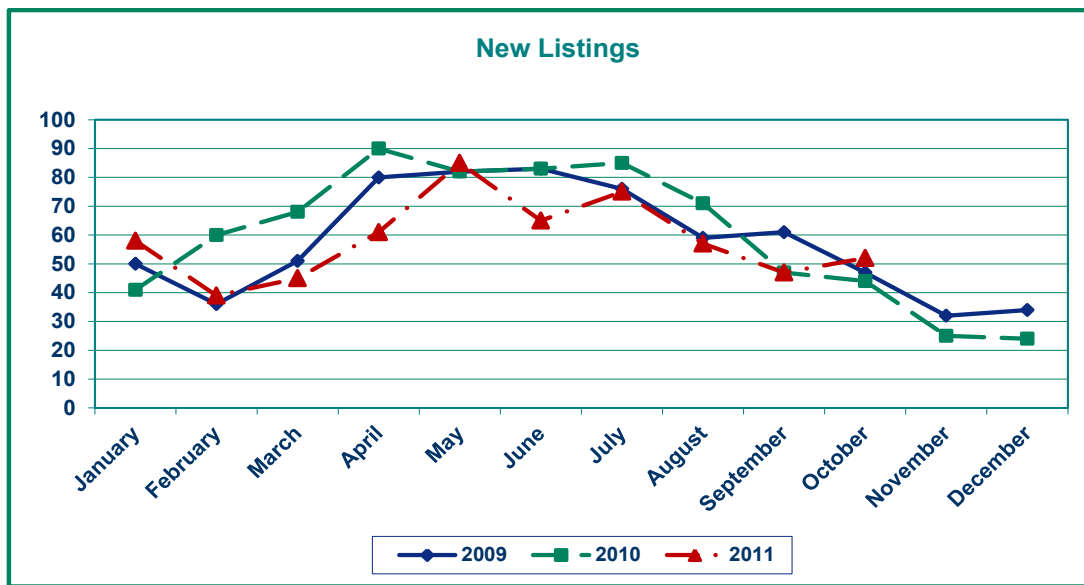
Curry County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date	Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price							
															Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
270	City, Airport, Marina Hts., NB Chetco	175	25	18	6	-45.5%	6	267,900	216	222	78	6.8%	78	217,700	198,300	-13.6%	1	300,000	12	141,200	5	135,600
271	Harbor, Winchuck, SB Chetco	103	9	5	9	200.0%	3	68,300	145	135	48	26.3%	36	182,000	150,000	-24.8%	2	317,500	6	80,500	2	286,000
272	Carpenterville, Cape Ferrello, Whaleshead	47	2	4	1	-66.7%	1	120,000	85	55	18	5.9%	14	296,300	218,000	-6.9%	-	-	1	65,000	-	-
273	Gold Beach	135	14	19	4	-42.9%	4	157,800	44	145	42	-32.3%	42	221,000	192,300	10.7%	3	368,000	10	146,800	-	-
274	Port Orford	35	2	5	2	-	3	130,300	263	36	17	-29.2%	16	145,100	105,000	-11.7%	1	100,000	5	29,700	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



NEW LISTINGS

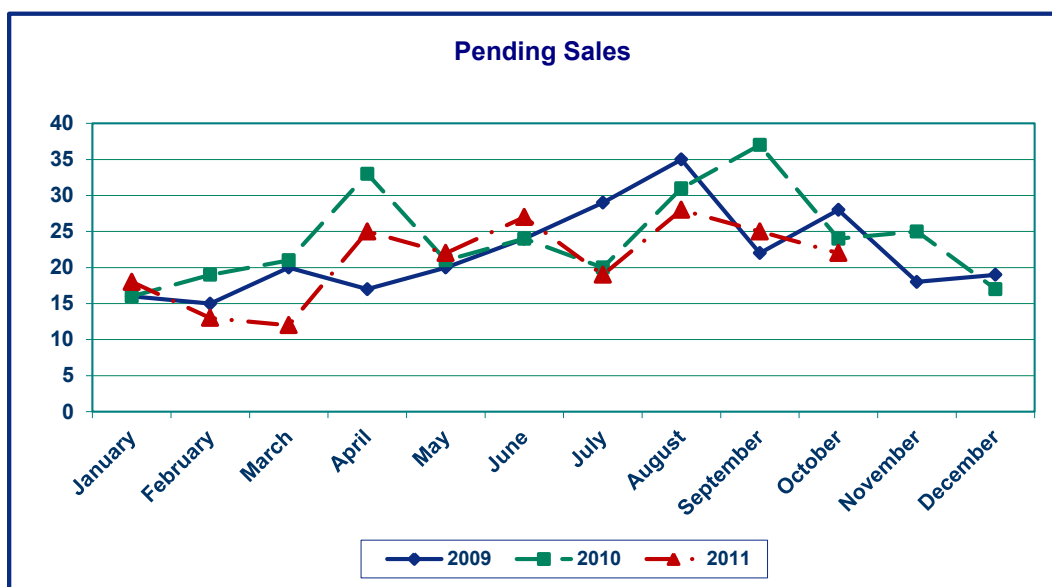
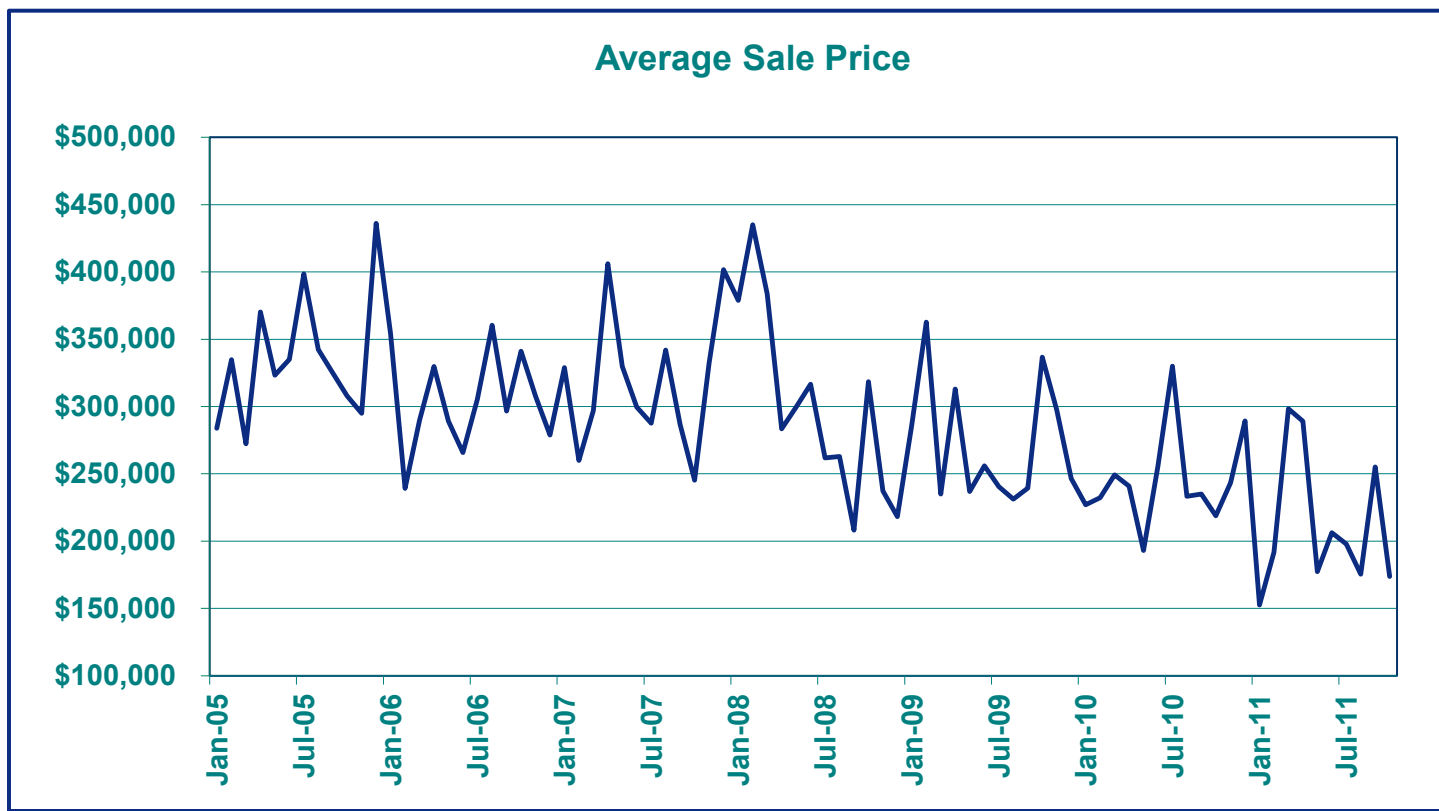
CURRY COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Curry County, Oregon.

AVERAGE SALE PRICE

CURRY COUNTY, OR

This graph represents the average sale price for all homes sold in Curry County, Oregon.



PENDING LISTINGS

CURRY COUNTY, OR

This graph represents monthly accepted offers over the past three calendar years in Curry County, Oregon.

Corporate
825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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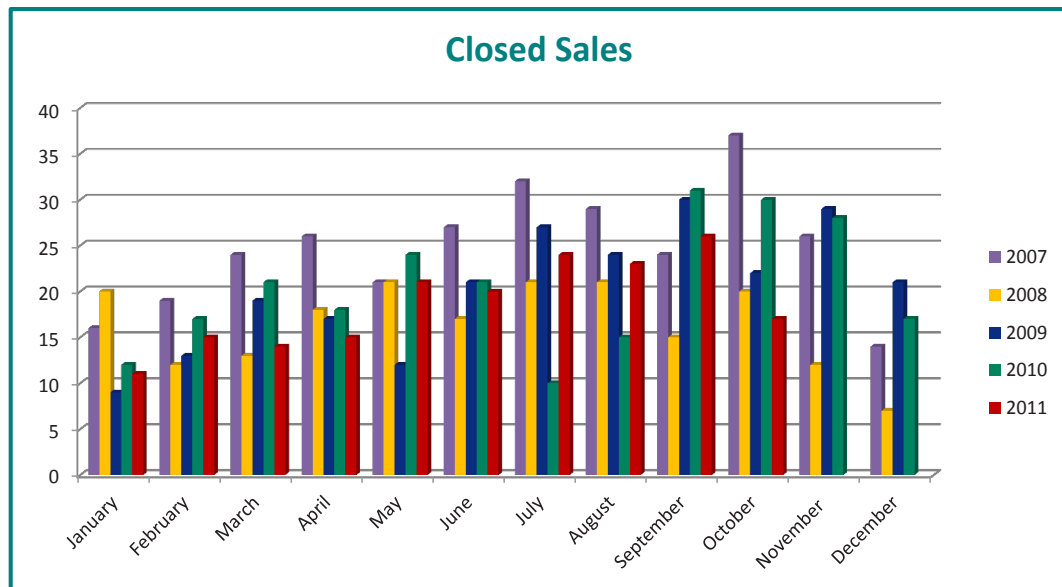
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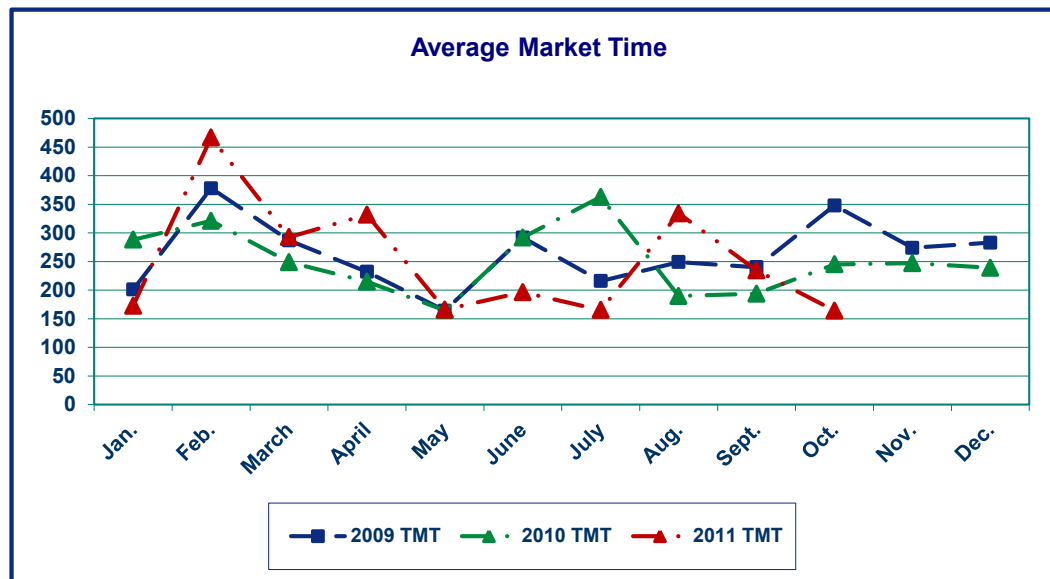
CLOSED SALES CURRY COUNTY, OR

This graph shows the closed sales over the past five calendar years in Curry County, Oregon.



DAYS ON MARKET CURRY COUNTY, OR

This graph shows the average market time for sales in Curry County, Oregon, over the past three calendar years.



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



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Residential Review: Douglas County, Oregon

October 2011 Reporting Period

October Residential Highlights

Comparing October 2010 with October 2011, closed sales fell from 80 to 73. Pending sales remained even at 93, while new listings dropped by 28.5% from 172 to 123.

On a month-by-month basis, Douglas County showed declining sales activity across the board when comparing the previous month of September 2011 with October 2011. Closed sales decreased from 82 to 73 (-11%), and pending sales fell from 100 to 93 (-7%). New listings saw a drop of 11.5%, down from 139 to 123.

At the month's rate of sales, the 1,027 active residential listings would last about 14.1 months, which is the lowest October inventory rate of the last three years.

Sale Prices

When comparing October 2010 to October 2011, the average sale price dropped 14.3%, while the median sale price fell by 9.9%. See residential highlights table below.

A comparison of the month prior (September 2011) with October 2011, shows an 11% drop in the average sale price (\$157,600 v. \$140,200). The median sale price went from \$148,300 in September 2011 to \$134,900 in October 2011, which is a 9% decline.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-3.8% (\$153,500 v. \$159,500)

Median Sale Price % Change:

-5.4% (\$135,000 v. \$142,700)

Inventory in Months*

	2009	2010	2011
January	30.3	19.4	16
February	24.4	19.4	20.3
March	20.9	14.8	15.3
April	18.9	15	13.6
May	16.7	15	11.5
June	15.4	14.1	12.6
July	15.8	16.3	18
August	18.1	17.6	15
September	15.3	18	13.1
October	14.9	15.2	14.1
November	15.1	17.5	
December	14.3	12.6	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

For further explanation of this measure, see the second footnote on page 2.

Douglas County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	123	93	73	140,200	134,900	154
	Year-to-date	1,731	803	743	152,200	133,900	180
2010	October	172	93	80	163,600	149,800	183
	Year-to-date	2,139	832	768	154,900	140,000	176
Change	October	-28.5%	0.0%	-8.8%	-14.3%	-9.9%	-15.8%
	Year-to-date	-19.1%	-3.5%	-3.3%	-1.7%	-4.4%	2.2%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 10/2011

Douglas County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired, Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
251	NE Roseburg	101	12	9	9	-10.0%	14	122,800	130	200	108	-18.2%	100	122,800	107,500	-6.8%	-	-	2	284,500	-	-
252	NW Roseburg	101	13	11	14	100.0%	9	161,200	233	174	88	0.0%	77	243,200	205,000	-7.6%	2	280,000	11	203,900	-	-
253	SE Roseburg	43	9	4	6	0.0%	6	179,200	162	92	47	2.2%	43	129,700	115,200	1.3%	4	244,500	3	65,000	1	65,100
254	SW Roseburg	90	8	5	12	33.3%	7	248,100	252	143	73	1.4%	60	192,500	160,000	-5.3%	3	224,200	12	89,500	1	124,500
255	Glide & E of Roseburg	61	7	8	3	-57.1%	2	211,500	144	84	36	2.9%	37	229,300	187,000	1.5%	2	154,000	5	53,500	-	-
256	Sutherlin/ Oakland Area	143	12	20	15	25.0%	12	115,300	139	240	104	13.0%	97	157,900	135,000	10.0%	3	641,700	4	46,600	1	185,000
257	Winston & SW of Roseburg	88	13	11	6	-25.0%	3	83,000	121	158	61	-31.5%	65	157,400	121,500	4.0%	3	272,700	4	107,300	3	295,000
258	Myrtle Creek & S/SE of Roseburg	150	19	17	13	30.0%	8	114,700	123	263	116	26.1%	103	106,200	85,500	-14.4%	4	87,500	9	79,000	-	-
259	Green District	63	13	9	6	-33.3%	8	114,100	117	133	79	-15.1%	74	122,000	127,500	-13.7%	1	475,000	-	-	1	124,900
265	North Douglas County	187	17	17	9	-40.0%	4	91,300	84	244	91	-2.2%	87	126,300	104,000	-8.3%	8	191,000	8	52,400	-	-
	Grand Total	1,027	123	111	93	0.0%	73	140,200	154	1,731	803	-3.5%	743	152,200	133,900	-3.7%	30	253,800	58	105,100	7	197,800

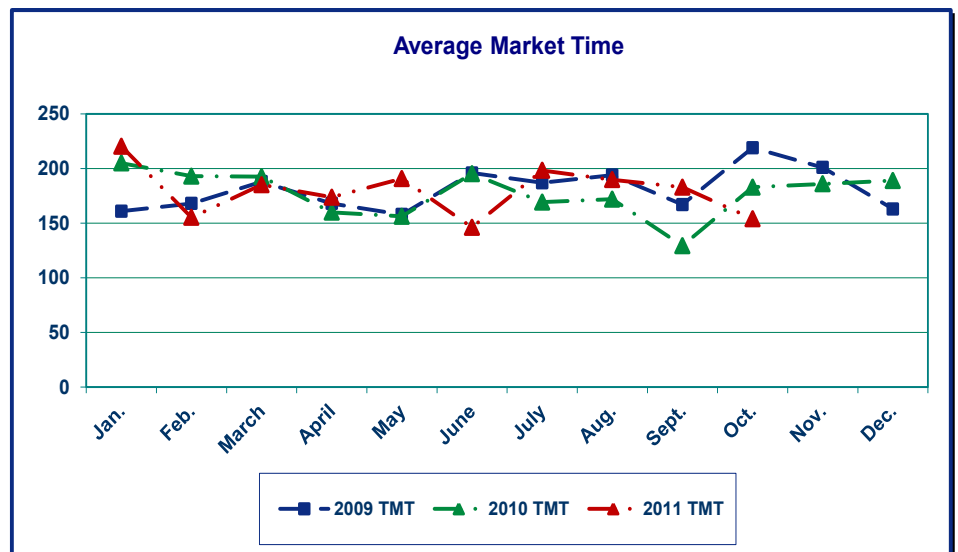
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

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DAYS ON MARKET DOUGLAS COUNTY, OR

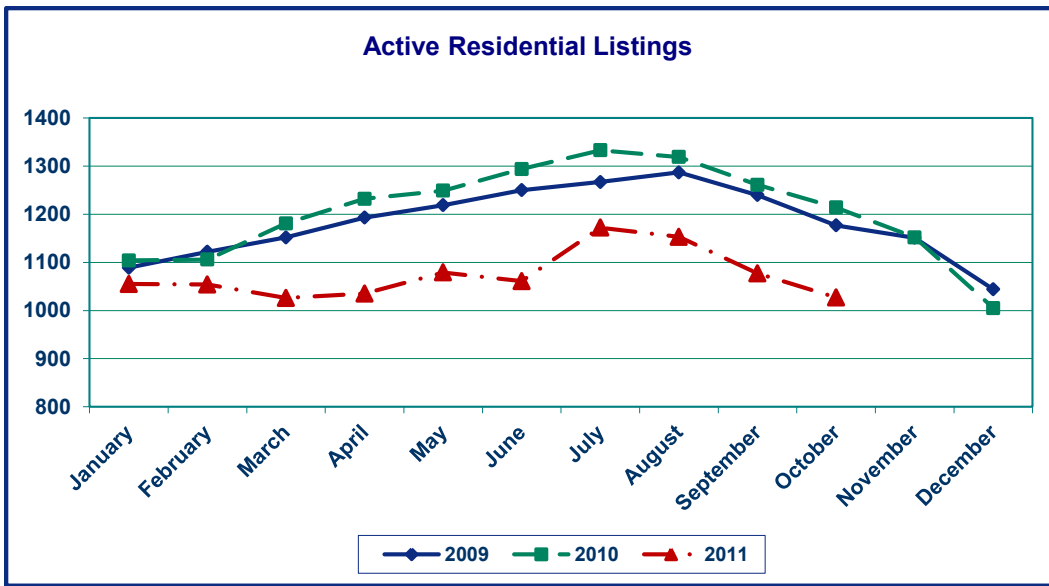
This graph shows the average market time for sales in Douglas County, Oregon, over the past three calendar years.



ACTIVE RESIDENTIAL LISTINGS

DOUGLAS COUNTY, OR

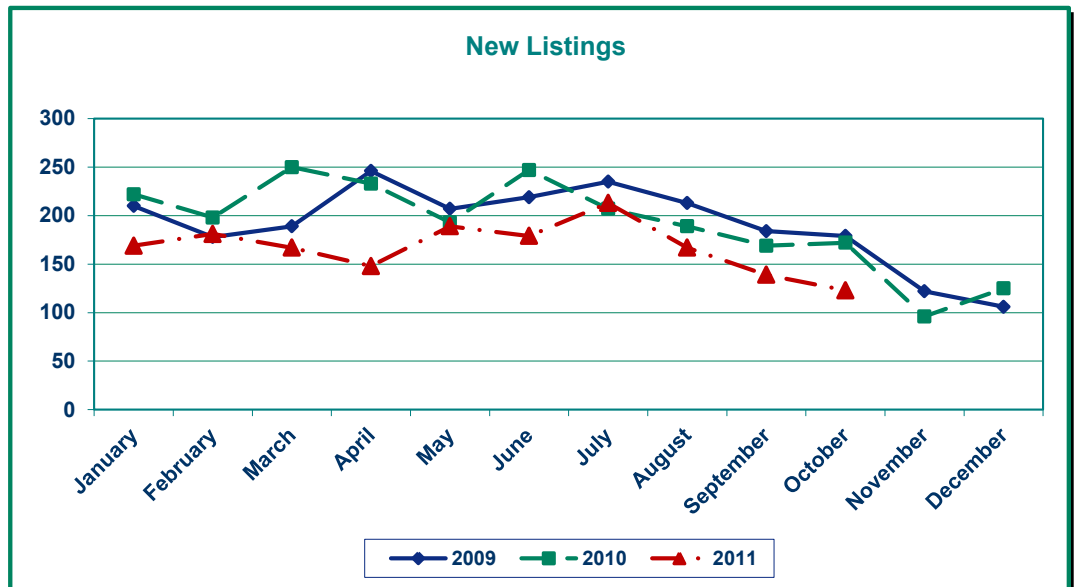
This graph shows the active residential listings over the past three calendar years in Douglas County, Oregon.



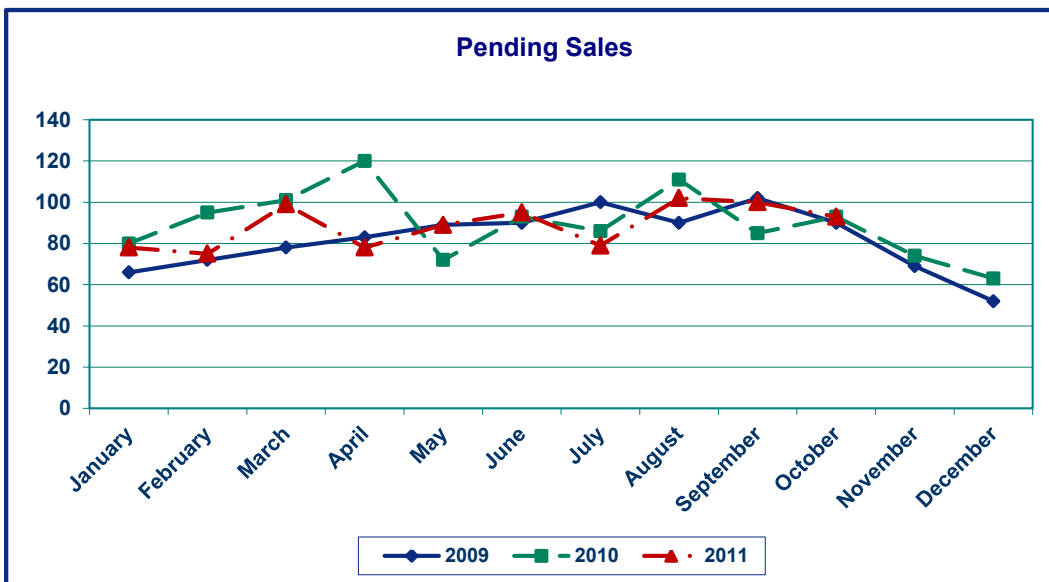
NEW LISTINGS

DOUGLAS COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Douglas County, Oregon.



PENDING SALES



PENDING LISTINGS

DOUGLAS COUNTY, OR

This graph represents monthly accepted offers over the past three calendar years in Douglas County, Oregon.



MULTIPLE LISTING SERVICE

Corporate

825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington

1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem

2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene

2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence

PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County

3510 NE Edenbower
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County

PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia

PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon

PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County

1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

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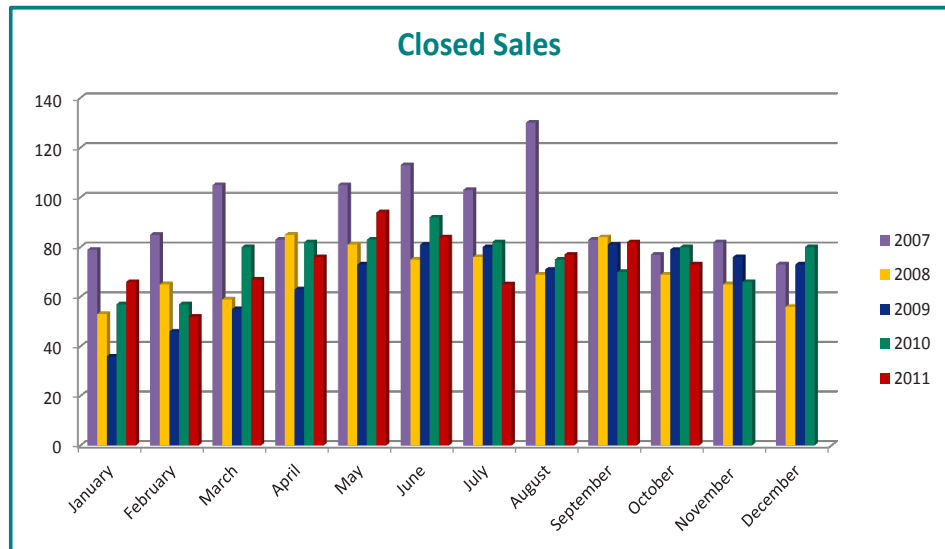
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CLOSED SALES

DOUGLAS COUNTY, OR

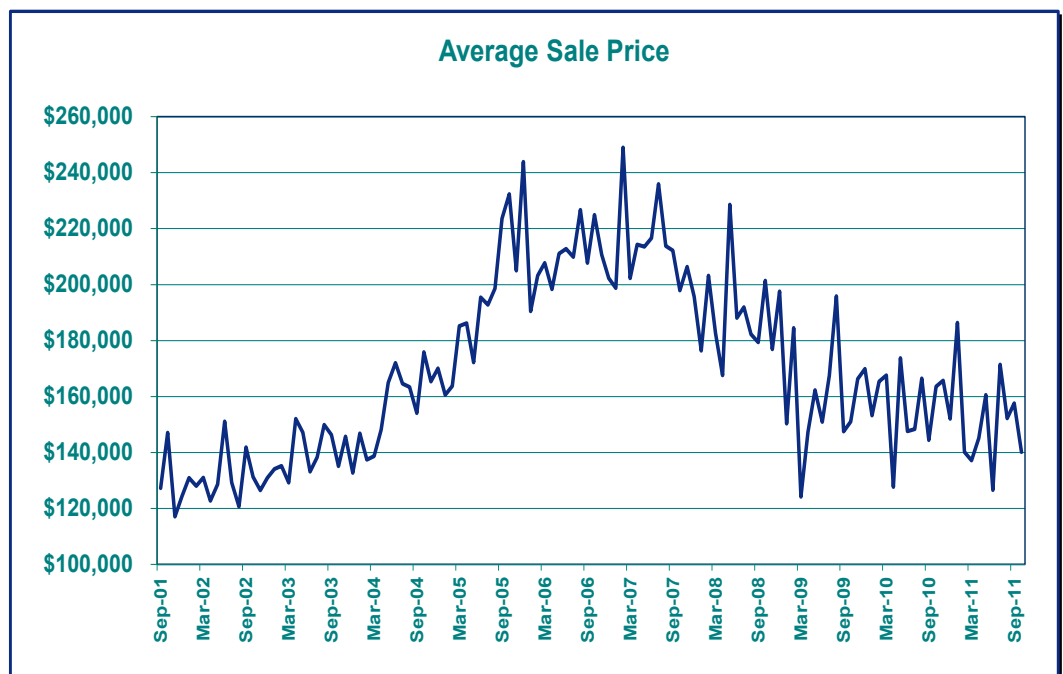
This graph shows the closed sales over the past five calendar years in Douglas County, Oregon.



AVERAGE SALE PRICE

DOUGLAS COUNTY, OR

This graph represents the average sale price for all homes sold in Douglas County, Oregon.



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



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Residential Review: Grant County, Oregon

October 2011 Reporting Period

October Residential Highlights

A comparison of October 2010 with October 2011 in Grant County shows closed sales fell from 4 to 3 and pending sales rose from 3 to 5. In October 2010, there were 6 newly listed properties, versus 5 in October 2011.

Comparing September 2011 with October 2011, closed sales went down from 5 to 3. Pending sales grew from 2 to 5, and new listings declined by half, from 10 new listings to 5.

Percent Change of 12-Month Sale Price
Compared With The Previous 12 Months

Average Sale Price % Change:
+20.3% (\$138,600 v. \$115,200)
Median Sale Price % Change:
+9.5% (\$121,000 v. \$110,500)

For further explanation of this measure, see
the second footnote on page 2.

Sale Prices

Sale prices in October 2011 increased dramatically when comparing October 2011 with October of 2010. The average sale price went from \$91,700 in October 2010 to \$233,700 this month. The median sale price also jumped from \$104,300 to \$309,000. See the residential highlights table below.

A comparison of September 2011 with October 2011 shows the average sale price grew 68% (\$139,100 v. \$233,700) and the median sale price also rose by 113.1% (\$145,000 v. \$309,000).

For a visual display of the average sale price, view the graph on page three.

Inventory in Months*

	2010	2011
January	N/A	28
February	N/A	30.7
March	42	31.7
April	21.5	49.5
May	20.3	53.5
June	21.8	26.5
July	31.7	44
August	24.5	31.5
September	94	25.2
October	23.5	42.7
November	31.7	
December	N/A	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Grant County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	5	5	3	233,700	309,000	794
	Year-to-date	97	41	36	135,900	115,000	342
2010	October	6	3	4	91,700	104,300	214
	Year-to-date	105	31	30	115,800	112,500	595
Change	October	-16.7%	66.7%	-25.0%	154.9%	196.3%	271.5%
	Year-to-date	-7.6%	32.3%	20.0%	17.4%	2.2%	-42.5%

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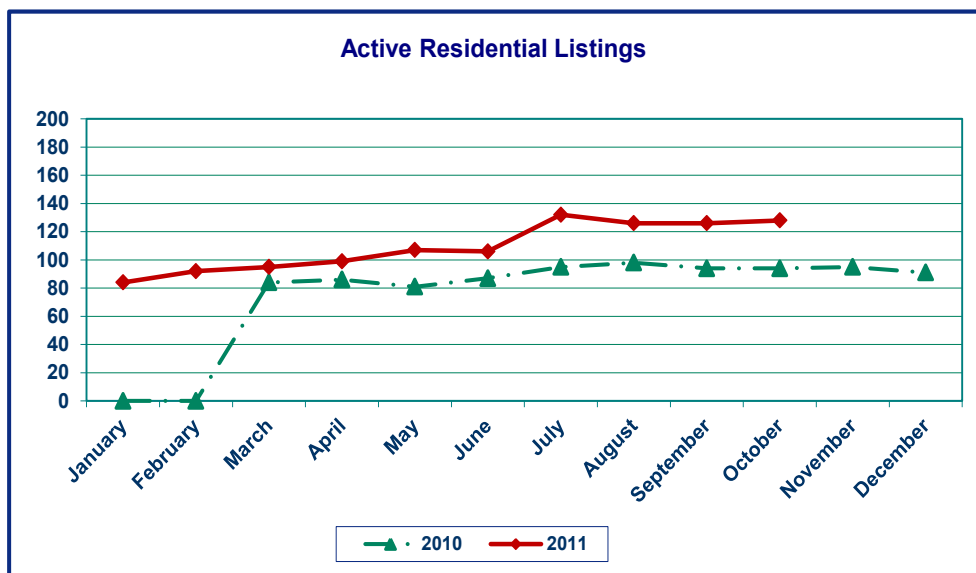
Grant County, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date								Year-To-Date	Year-To-Date	Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price		Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
97817	Bates	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
97820	Canyon City	21	2	2	-	-	-	-	-	16	9	0.0%	9	176,900	154,000	12.0%	-	-	-	-	-	-
97825	Dayville	9	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	3	64,500	-	-
97845	John Day	43	1	1	4	100.0%	1	375,000	330	34	20	81.8%	14	117,500	94,800	11.1%	2	279,000	3	161,700	-	-
97848	Kimberly	1	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	130,000	-	-
97856	Long Creek	8	-	-	-	-	-	-	-	6	2	-	2	142,500	142,500	307.1%	1	29,000	1	130,000	-	-
97864	Monument	6	-	-	-	-	-	-	-	8	1	0.0%	1	50,000	50,000	-32.3%	-	-	-	-	-	-
97865	Mount Vernon	15	-	2	-	-	-	-	-	9	2	0.0%	2	83,000	83,000	-22.8%	-	-	1	78,000	-	-
97869	Prairie City	22	1	1	1	0.0%	2	163,000	1,026	18	7	16.7%	8	144,500	140,000	62.1%	-	-	-	-	-	-
97873	Seneca	2	1	-	-	-	-	-	-	2	-	-100.0%	-	-	-	-	-	-	-	-	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



ACTIVE RESIDENTIAL LISTINGS

GRANT COUNTY, OR

This graph shows the active residential listings in Grant County, Oregon.

NEW LISTINGS

GRANT COUNTY, OR

This graph shows the new residential listings in Grant County, Oregon.

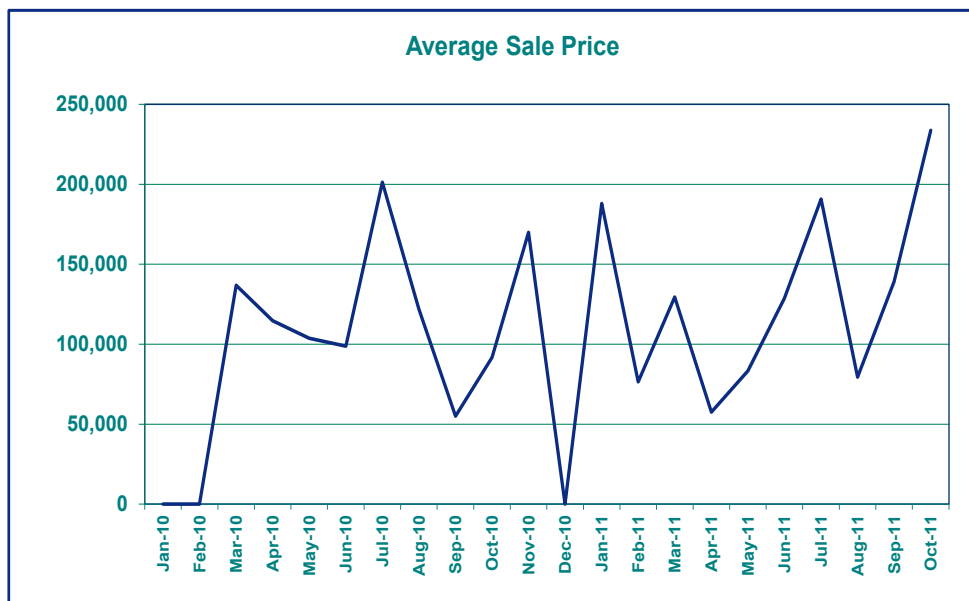


Average Sale Price

AVERAGE SALE PRICE

GRANT COUNTY, OR

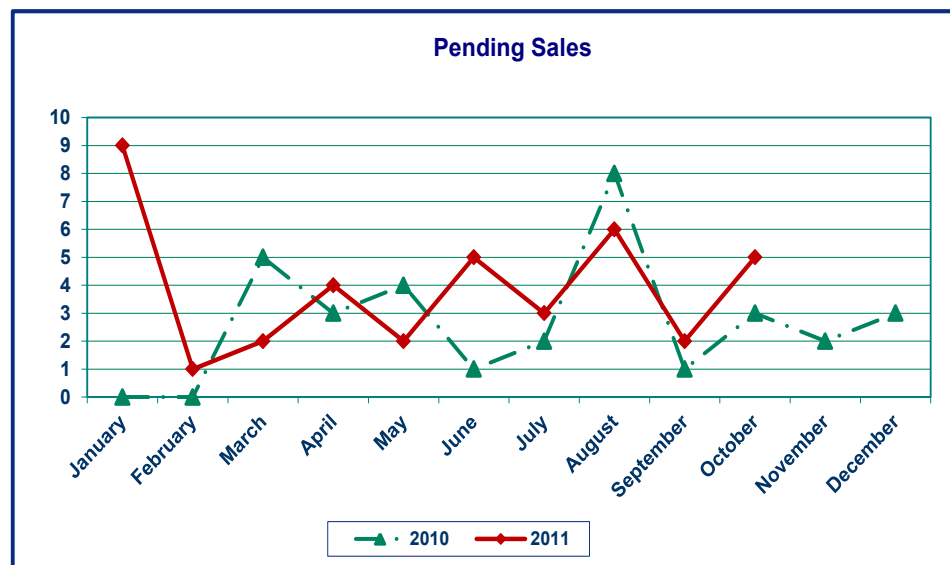
This graph represents the average sale price for all homes sold in Grant County, Oregon.



PENDING LISTINGS

GRANT COUNTY, OR

This graph represents monthly accepted offers in Grant County, Oregon.



Corporate
825 NE Multnomah, Suite 270
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Fax: (503) 230-0689

Southwest Washington
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Vancouver, WA 98663
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Fax: (360) 696-9342

Salem
2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

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Fax: (541) 484-3854

Lane County: Florence
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Fax: (541) 902-1341

Douglas County Oregon
1299 NW Ellan, Suite 3
Roseburg, OR 97470
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Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
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Fax: (541) 469-9695

Mid-Columbia
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Fax: (541) 387-6657

Eastern Oregon
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Hermiston, OR 97838
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Fax: (541) 289-7320

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Fax: (541) 751-1083

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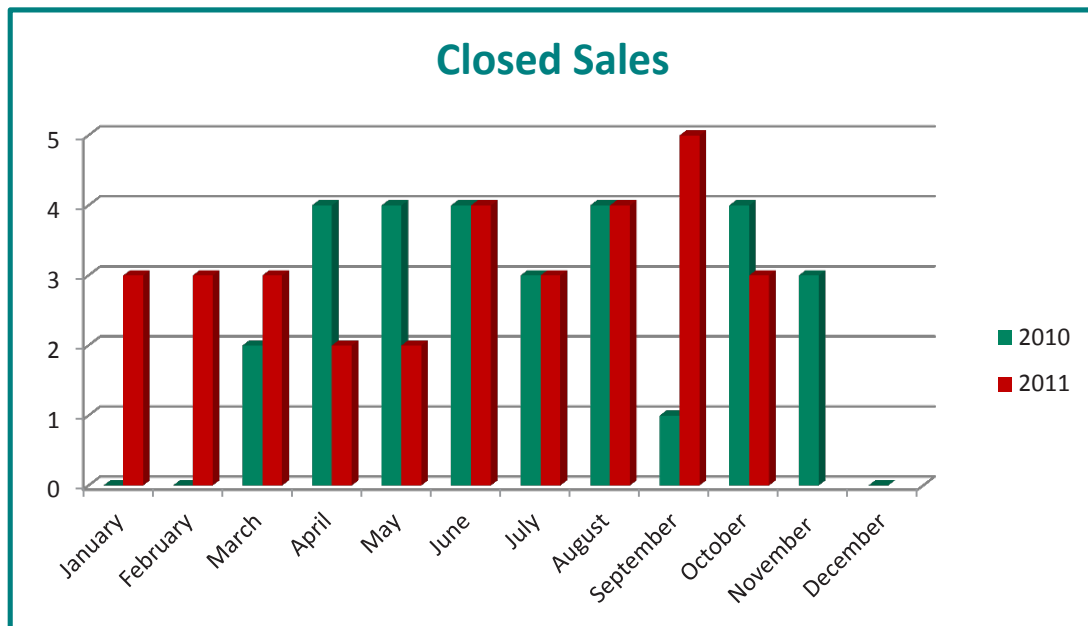
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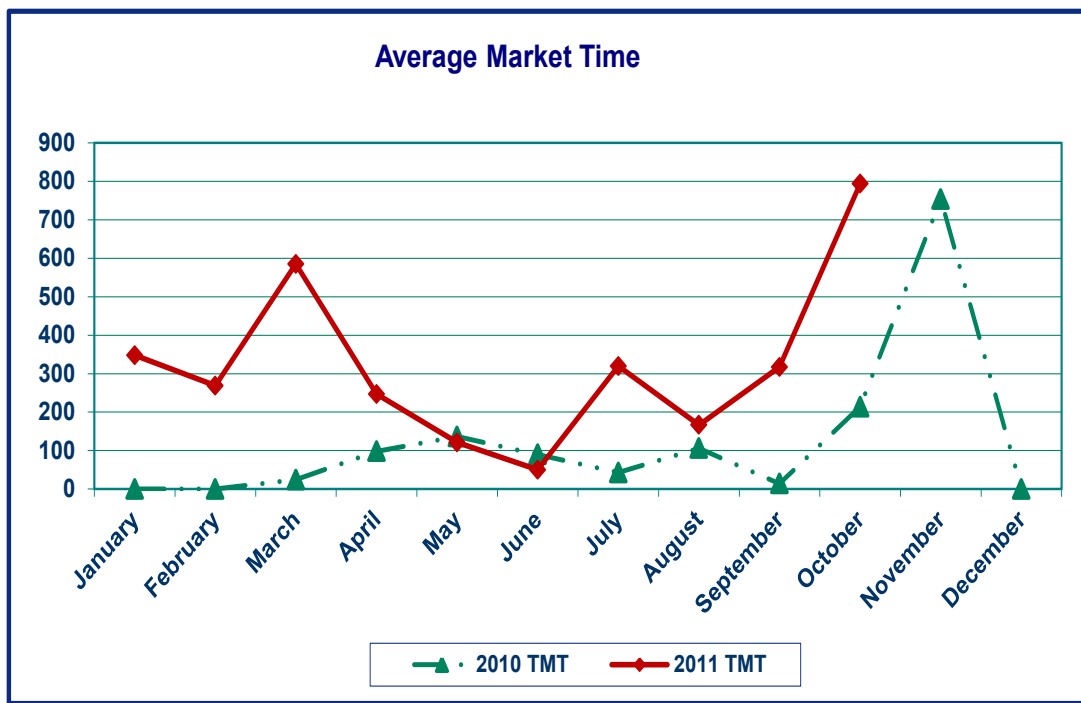
CLOSED SALES GRANT COUNTY, OR

This graph shows the closed sales in Grant County, Oregon.



DAYS ON MARKET GRANT COUNTY, OR

This graph shows the average market time for sales in Grant County, Oregon.



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Lane County, Oregon

October 2011 Reporting Period

October Residential Highlights

Sales activity in Greater Lane County saw improvements in October 2011 when compared to October of last year. Both closed sales and pending sales saw a rise in activity.

Comparing October 2010 with October 2011 shows closed sales went up 14.4%, while pending sales also increased by 7.3%. However, there were 18.1% less newly listed residential properties. See residential highlights table below.

A month-to-month comparison of September 2011 with October 2011 shows that closed sales fell from 258 to 239 (-7.4%). Pending sales went up from 235 to 278 (18.3%). New listings also fell from 369 to 335 (-9.2%).

At the month's rate of sales, the 1,822 active residential listings would last approximately 7.6 months.

Sale Prices

Comparing October 2010 to October 2011, the average sale price fell by 2.9%. The median sale price also decreased by 13.2%.

A comparison of September 2011 to October 2011 shows the average sale price went down from \$208,300 to \$197,000 (-5.4%). The Median sale price also dropped by 6.4%, falling from \$176,300 to \$165,000.

Year-to-Date

Comparing January-October 2010 with the same period of 2011 shows closed sales fell by 3.2% (2,540 v. 2,459). Pending sales declined by 2.7% (2,738 v. 2,665), while new listings went down 21.6% (5,893 v. 4,622).

Percent Change of 12-Month Sale Price
Compared With The Previous 12 Months

Average Sale Price % Change:
-7.1% (\$203,900 v. \$219,500)
Median Sale Price % Change:
-12.1% (\$175,000 v. \$199,000)

For further explanation of this measure, see the
second footnote on page 3.

Inventory in Months*

	2009	2010	2011
January	20.6	14.1	12.4
February	13.1	10.9	11.9
March	9.7	7.8	8.6
April	10.5	7.3	8.0
May	8.1	7.2	7.6
June	6.8	7.2	7.0
July	6.2	11.9	8.6
August	7.8	10.7	7.7
September	6.8	10.4	7.7
October	6.2	10.8	7.6
November	7.3	9.2	
December	7.1	8.1	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Data for Florence is reported separately from Greater Lane County. The Residential Review on pages 1, 3, 4, and 6 does not include data from Florence. For data on Florence, see the Area Report on page 2, or the graphs on page 5.

Greater Lane County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	335	278	239	197,000	165,000	130
	Year-to-date	4,622	2,665	2,459	203,800	174,900	141
2010	October	409	259	209	202,900	190,000	126
	Year-to-date	5,893	2,738	2,540	219,100	199,000	118
Change	October	-18.1%	7.3%	14.4%	-2.9%	-13.2%	3.3%
	Year-to-date	-21.6%	-2.7%	-3.2%	-7.0%	-12.1%	19.1%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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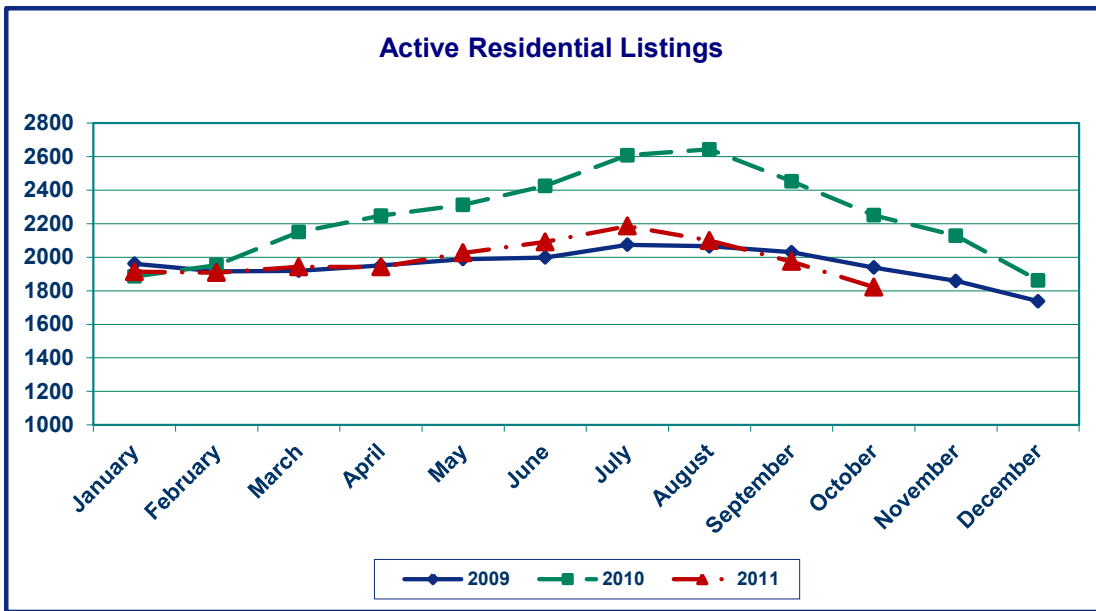
Lane County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Avg. Sale Price % Change ²	Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales
225	Florence Coast Village	21	1	3	-	-	1	27,500	27	21	7	0.0%	6	61,500	53,500	-21.6%	-	-	1	50,000	-	-
226	Florence Green Trees	41	2	3	3	0.0%	-	-	-	47	22	-15.4%	17	96,000	100,000	4.5%	-	-	-	-	-	-
227	Florence Florentine	30	3	2	3	0.0%	1	160,000	429	31	11	-26.7%	9	200,100	205,000	-10.5%	-	-	-	-	-	-
228	Florence Town	157	15	8	13	116.7%	16	170,100	218	215	88	-1.1%	80	179,300	155,000	-7.5%	2	767,500	11	48,300	1	175,500
229	Florence Beach	67	3	1	3	50.0%	1	205,000	98	73	30	57.9%	32	230,000	220,000	1.9%	-	-	10	82,500	-	-
230	Florence North	52	4	7	2	0.0%	4	225,100	333	57	23	-37.8%	25	179,000	145,200	-12.4%	-	-	11	47,000	-	-
231	Florence South/ Dunes City	60	3	5	3	-25.0%	4	234,800	393	63	28	-6.7%	24	233,600	242,500	1.3%	1	179,900	5	93,300	-	-
238	Florence East/ Mapleton	39	-	3	4	300.0%	1	90,000	75	36	15	66.7%	10	162,700	100,700	19.1%	-	-	4	37,700	1	74,000
	Grand Total	467	31	32	31	47.6%	28	180,100	251	543	224	-3.4%	203	183,300	162,000	-2.6%	3	571,600	42	60,500	2	124,800
232	Hayden Bridge	37	6	3	13	160.0%	4	238,500	38	113	74	-26.0%	57	177,700	171,300	-8.7%	-	-	-	-	3	201,800
233	McKenzie Valley	98	9	15	4	-42.9%	4	171,600	284	147	41	-31.7%	40	261,100	251,000	6.8%	2	232,500	2	550,000	0	-
234	Pleasant Hill/Oak	143	16	15	8	-20.0%	9	122,700	79	227	99	15.1%	90	206,100	165,000	2.3%	3	150,000	6	161,700	0	-
235	South Lane Properties	232	33	32	26	30.0%	18	177,800	222	466	219	-1.8%	197	169,900	152,000	-12.2%	1	77,000	20	101,900	3	208,300
236	West Lane Properties	109	11	22	17	-10.5%	15	240,400	219	262	143	4.4%	126	200,000	169,300	-7.3%	5	174,400	11	176,800	0	-
237	Junction City	116	13	17	17	13.3%	10	262,700	253	233	112	-6.7%	104	186,000	177,700	-16.9%	2	172,500	8	133,600	2	146,300
239	Thurston	121	33	15	20	-28.6%	21	174,300	163	331	210	-11.8%	202	172,700	159,500	-5.5%	1	249,000	6	62,700	6	178,300
240	Coburg I-5	26	8	6	7	600.0%	6	223,300	68	71	43	53.6%	35	215,200	160,600	-0.4%	-	-	3	200,700	0	-
241	N Gilham	75	13	6	14	-6.7%	10	309,600	38	192	130	16.1%	123	286,000	266,500	3.5%	-	-	-	-	1	300,000
242	Ferry Street Bridge	125	22	12	24	14.3%	16	253,800	110	366	214	-4.9%	194	251,800	225,000	-7.3%	-	-	5	128,800	4	355,200
243	E Eugene	120	27	11	23	15.0%	13	242,600	97	357	204	-7.3%	183	303,100	250,000	-0.5%	1	605,000	5	103,900	6	538,800
244	SW Eugene	202	40	35	28	33.3%	29	213,200	123	505	262	-15.5%	248	264,600	230,000	-5.7%	-	-	21	270,800	3	238,500
245	WEugene	41	7	5	7	75.0%	8	173,500	96	126	72	-23.4%	67	151,900	139,000	-12.0%	6	486,100	-	-	18	221,700
246	Danebo	129	36	23	28	0.0%	24	152,300	58	445	295	11.7%	264	138,700	144,800	-10.0%	-	-	3	33,300	3	210,300
247	River Road	38	14	12	10	100.0%	16	150,600	61	153	107	7.0%	102	159,800	158,800	-14.5%	-	-	1	38,500	5	167,200
248	Santa Clara	83	18	11	17	-22.7%	21	176,000	154	282	208	-1.0%	198	198,200	188,700	-10.0%	-	-	6	80,700	7	223,900
249	Springfield	105	21	10	14	-12.5%	14	152,500	76	287	205	9.0%	200	130,400	124,600	-11.6%	1	185,000	3	75,700	11	173,800
250	Mohawk Valley	22	8	6	1	-50.0%	1	139,000	1,016	59	27	17.4%	29	275,300	244,500	-12.0%	1	290,000	4	349,100	0	-
	Grand Total	1,822	335	256	278	7.3%	239	197,000	130	4,622	2,665	-2.7%	2,459	203,800	174,900	-7.1%	23	280,600	104	165,400	72	238,900

ACTIVE RESIDENTIAL LISTINGS

LANE COUNTY, OR

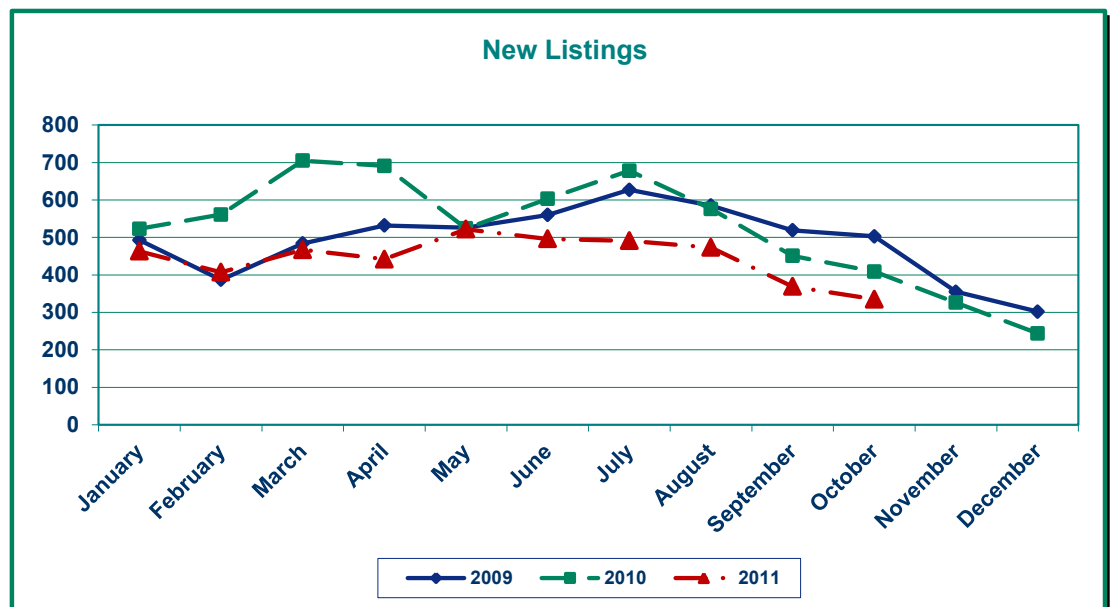
This graph shows the active residential listings over the past three calendar years in Lane County, Oregon.



NEW LISTINGS

LANE COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Lane County, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

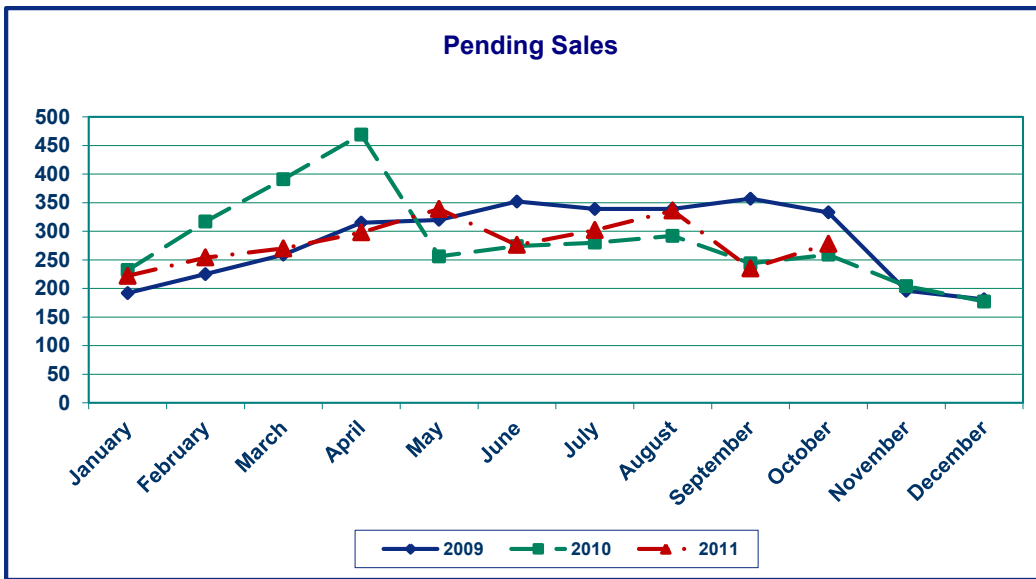
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

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PENDING LISTINGS

LANE COUNTY, OR

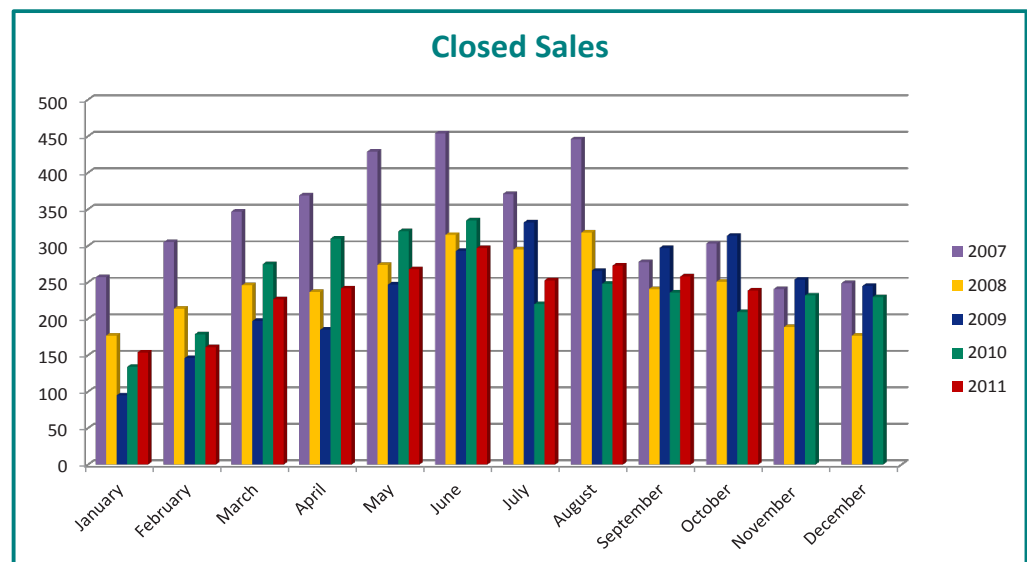
This graph represents monthly accepted offers in Lane County, Oregon over the past three calendar years.



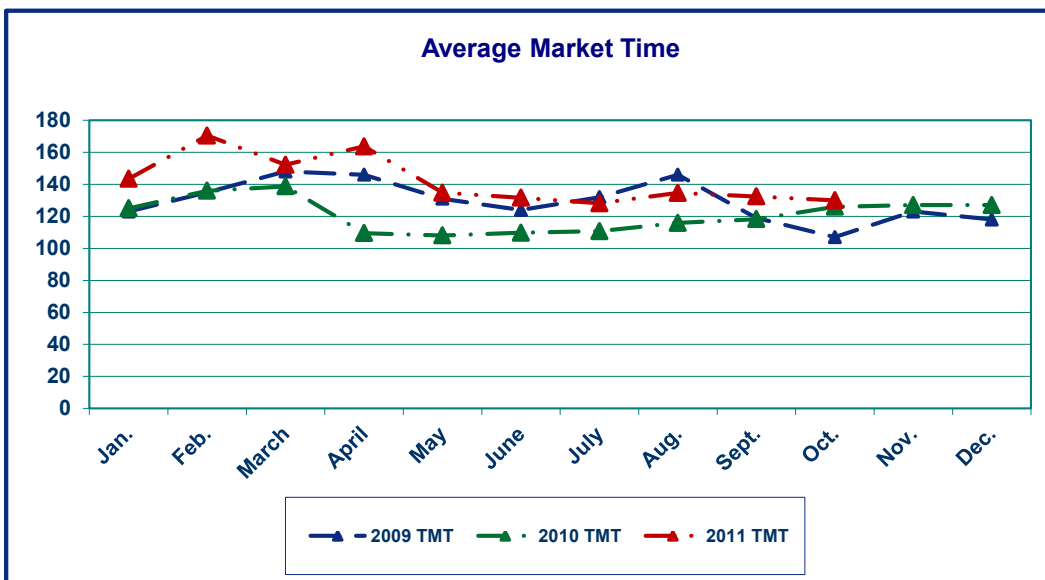
CLOSED SALES

LANE COUNTY, OR

This graph shows the closed sales over the past five calendar years in Lane County, Oregon.



Average Market Time

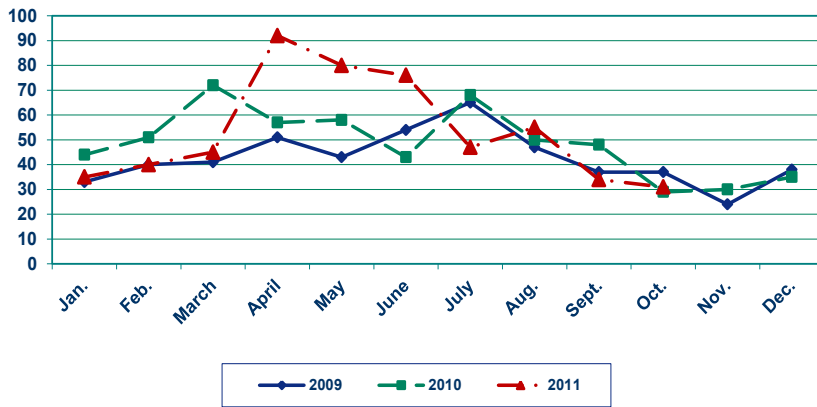


DAYS ON MARKET

LANE COUNTY, OR

This graph shows the average market time for sales in Lane County, Oregon over the past three calendar years.

New Listings



NEW LISTINGS

FLORENCE, OR

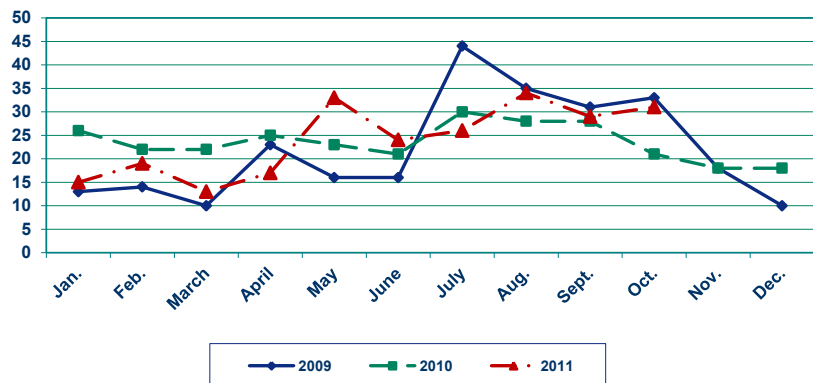
This graph represents new listings in Florence, Oregon over the past three calendar years.

PENDING LISTINGS

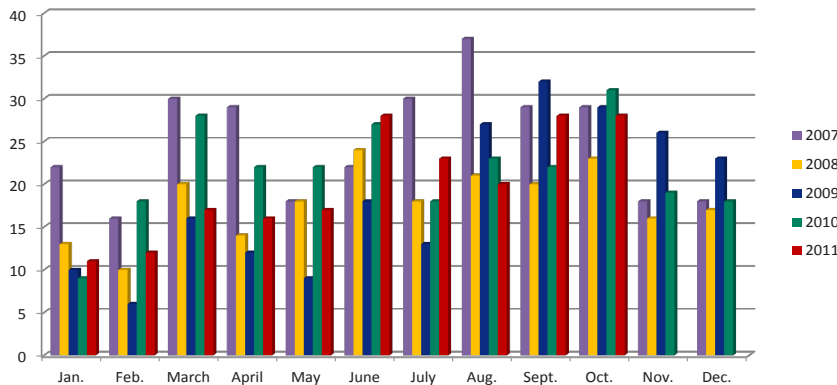
FLORENCE, OR

This graph shows the monthly accepted offers over the past three calendar years in Florence, Oregon.

Pending Sales



Closed Sales



CLOSED SALES

FLORENCE, OR

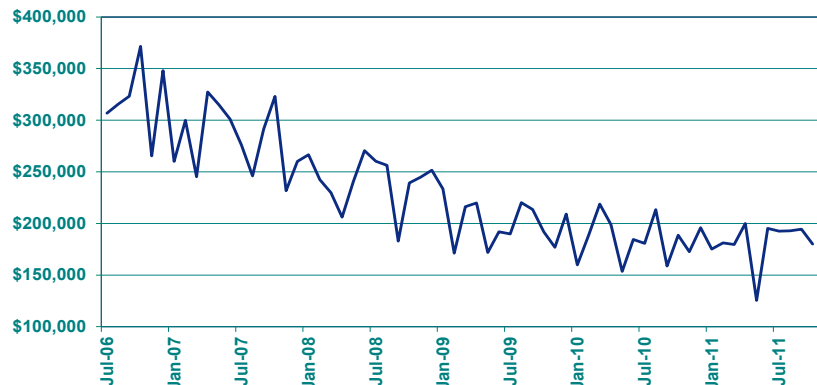
This graph shows the closed sales over the past five calendar years in Florence, Oregon.

AVERAGE SALE PRICE

FLORENCE, OR

This graph shows the average sale price for all sold homes over the past three calendar years in Florence, Oregon.

Average Sale Price



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Vancouver, WA 98663
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Florence, OR 97439
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Fax: (541) 902-1341

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Fax: (541) 673-6581

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Fax: (541) 469-9695

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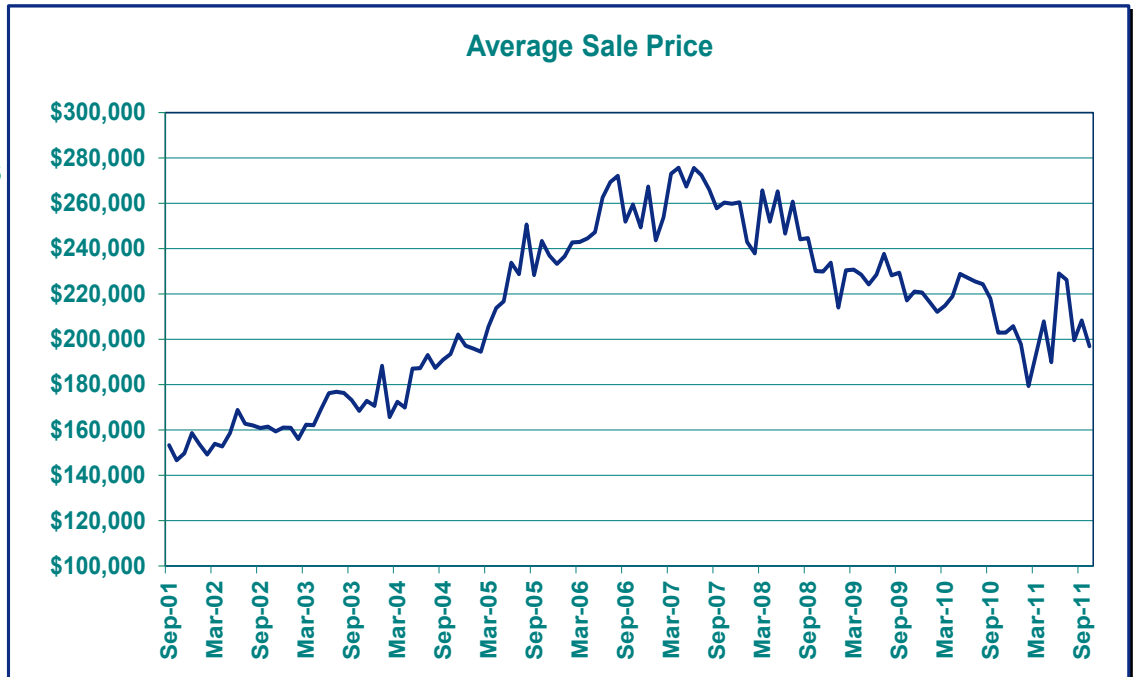
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AVERAGE SALE PRICE

LANE COUNTY, OR

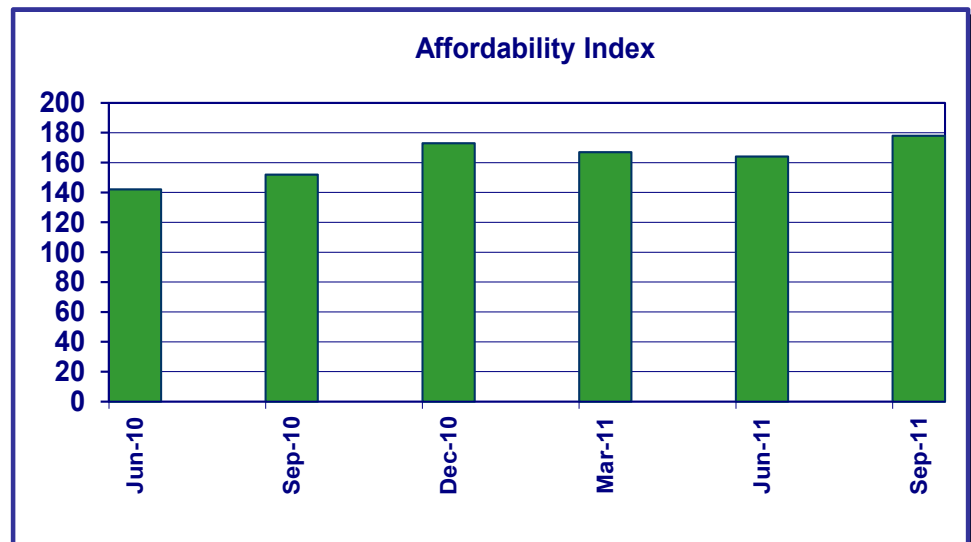
This graph represents the average sale price for all homes sold in Greater Lane County, Oregon.



AFFORDABILITY

Lane County, OR

This graph shows the affordability for housing in Lane County, Oregon in September 2011.



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in Lane County is affordable for a family earning the median income. A family earning the median income (\$58,400 in 2011, per HUD) can afford 178% of a monthly mortgage payment on a median priced home (\$176,300 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.11% (per Freddie Mac).



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Mid-Columbia

October 2011 Reporting Period

October Residential Highlights

A comparison of October 2010 with October 2011 in Mid-Columbia shows closed sales grew from 42 to 54. Pending sales fell from 52 to 49, while new listings also decreased from 90 to 67. See residential highlights table below.

On a month-to-month basis comparing September 2011 to October 2011, closed sales decreased from 58 to 54 (-6.9%). Additionally, pending sales saw a decline of 12.5%, falling from 56 to 49. New listings were down from 95 to 67 (-29.5%).

At October's rate of sales, the 702 active residential listings would last approximately 13 months. This inventory rate is 4.4 months lower than October 2010 and also the lowest inventory rate in 2011 since May.

Sale Prices

Comparing October 2010 with October 2011 shows the average sale price increased 6.8%, while the median sale price decreased 3.1%.

In a comparison of the previous month of September 2011 with October 2011, the average sale price decreased by 4.6%, falling from \$237,000 to \$226,100. The median sale price, however, saw a rise of 2.2% as it went up from \$185,000 to \$189,000.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

+2.7% (\$234,700 v. \$228,500)

Median Sale Price % Change:

-2.5% (\$195,000 v. \$200,000)

For further explanation of this measure, see the second footnote on page 3.

Inventory in Months*

	2009	2010	2011
January	33.5	19	21.1
February	31.0	21.5	24.8
March	27.3	17.5	15.3
April	20.5	13.7	20.7
May	13.5	12.8	12.7
June	15.8	14.3	16.9
July	13.2	20.1	16.5
August	17.1	20.1	13.8
September	14.3	15.3	13.1
October	9.6	17.4	13
November	12.9	18.5	
December	15.2	14.1	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Mid-Columbia Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	67	49	54	226,100	189,000	244
	Year-to-date	1,075	514	478	233,600	193,000	218
2010	October	90	52	42	211,700	195,000	186
	Year-to-date	1,275	505	472	225,000	197,000	182
Change	October	-25.6%	-5.8%	28.6%	6.8%	-3.1%	31.1%
	Year-to-date	-15.7%	1.8%	1.3%	3.8%	-2.0%	20.1%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

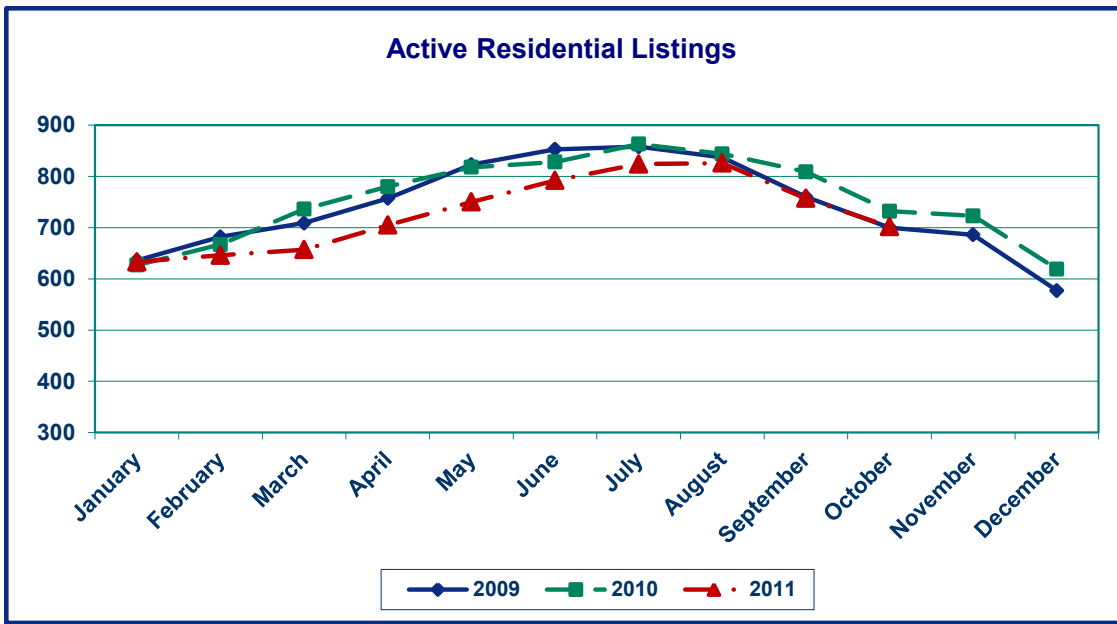
AREA REPORT • 10/2011

Mid-Columbia

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY	
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price		Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price			Median Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
																Avg. Sale Price % Change ²						
100	White Salmon/ Bingen	60	4	7	4	100.0%	5	347,800	267	78	49	88.5%	46	271,200	225,000	8.0%	1	165,000	10	123,500	-	-
101	Snowden	13	1	4	2	-	1	148,500	159	16	5	400.0%	4	195,100	190,900	-24.7%	-	-	3	117,100	-	-
102	Trout Lake/ Glenwood	23	-	3	1	0.0%	2	132,500	84	25	5	150.0%	6	211,200	217,500	-43.5%	2	115,000	-	-	-	-
103	Husum/ BZ Corner	11	-	2	-	-	-	-	-	11	6	100.0%	7	265,900	250,000	25.5%	-	-	5	140,100	-	-
104	Lyle	21	1	5	2	-	-	-	-	37	11	37.5%	7	148,400	97,500	-40.4%	1	100,000	5	103,000	-	-
105	Dallesport/ Murdock	12	1	1	3	200.0%	2	92,500	321	22	14	27.3%	13	150,500	185,700	5.3%	-	-	6	49,100	-	-
106	Appleton/ Timber Valley	4	-	1	-	-	-	-	-	9	3	-25.0%	2	155,000	155,000	-13.2%	-	-	2	70,000	-	-
107	Centerville/ High Prairie	6	-	-	-	-	2	206,500	629	8	3	-	4	234,500	206,500	-	-	-	4	80,800	-	-
108	Goldendale	64	4	6	3	0.0%	7	115,200	139	91	43	13.2%	43	130,900	115,000	0.8%	-	-	31	57,100	-	-
109	Bickleton/ East County	2	-	-	-	-	-	-	-	3	-	-	0	0	-	-100.0%	-	-	1	37,000	-	-
110	Klickitat	7	-	3	-	-	1	72,500	340	7	5	25.0%	5	135,200	65,000	45.2%	-	-	1	72,000	-	-
	Klickitat Co. Total	223	11	32	15	114.3%	20	181,500	244	307	144	48.5%	137	196,600	175,000	3.4%	4	123,800	68	80,000	-	-
111	Skamania	11	2	1	-	-100.0%	-	-	-	14	3	0.0%	4	261,000	191,000	10.1%	1	325,000	1	185,000	-	-
112	North Bonneville	4	1	-	-	-100.0%	2	124,300	73	13	12	-14.3%	10	185,200	170,000	22.3%	1	281,500	-	-	-	-
113	Stevenson	22	5	2	-	-100.0%	-	-	-	30	6	-57.1%	7	274,100	199,000	30.6%	-	-	2	67,300	-	-
114	Carson	19	-	1	2	100.0%	2	105,000	788	24	11	-21.4%	10	203,500	94,300	46.9%	-	-	1	500,000	-	-
115	Home Valley	4	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	-
116	Cook, Underwood, Mill A, Willard	11	1	-	2	100.0%	1	308,600	436	10	6	-25.0%	4	293,000	272,600	-0.9%	-	-	3	90,800	-	-
117	Unincorporated North	20	-	2	1	-	1	385,000	130	15	10	100.0%	9	148,500	120,000	-5.7%	-	-	1	70,000	-	-
	Skamania Co. Total	91	9	6	5	-16.7%	6	192,000	381	109	48	-17.2%	44	212,700	160,000	17.2%	2	303,300	8	145,300	-	-
351	The Dalles	142	22	26	10	-23.1%	12	135,600	327	246	137	-2.1%	130	165,800	151,800	2.5%	2	578,800	3	188,300	3	267,900
352	Dufur	8	-	1	-	-	-	-	-	11	4	0.0%	5	144,400	155,000	-17.3%	-	-	2	181,300	-	-
353	Tygh Valley	5	1	2	1	-	1	82,000	146	8	4	0.0%	3	78,500	82,000	-17.1%	-	-	1	50,000	-	-
354	Wamic/ Pine Hollow	20	-	6	2	100.0%	-	-	-	22	6	20.0%	4	177,300	206,000	5.3%	-	-	1	50,000	-	-
355	Maupin/ Pine Grove	16	1	5	-	-100.0%	-	-	-	19	4	33.3%	4	112,800	112,300	-42.9%	-	-	6	23,100	-	-
356	Rowena	-	-	-	-	-	1	1,150,000	147	1	2	0.0%	3	958,300	1,150,000	136.6%	-	-	-	-	-	-
357	Mosier	17	1	2	3	200.0%	1	250,000	14	34	18	100.0%	17	500,000	325,000	94.6%	-	-	4	138,800	-	-
	Wasco Co. Total	208	25	42	16	0.0%	15	207,300	282	341	175	4.8%	166	211,100	156,400	20.3%	2	578,800	17	101,300	3	267,900
361	Cascade Locks	12	-	1	-	-100.0%	-	-	-	17	8	-38.5%	8	114,300	107,800	-19.9%	-	-	1	55,000	-	-
362	Hood River City	77	13	14	6	-45.5%	8	317,900	91	160	85	-5.6%	76	300,100	264,500	-2.8%	2	462,500	8	134,000	1	300,000
363	Hood River-W	45	2	6	2	-60.0%	1	346,000	107	61	24	-29.4%	23	362,900	326,600	7.6%	-	-	6	199,100	2	283,500
364	Hood River-E	3	-	2	1	-	0	0	0	8	5	-37.5%	4	723,100	427,500	26.2%	-	-	2	775,300	-	-
365	Odell	17	2	1	2	0.0%	2	203,500	253	24	11	-31.3%	8	216,900	207,500	-10.1%	-	-	-	-	-	-
367	Parkdale/ Mt. Hood	19	4	4	2	0.0%	2	512,500	216	34	12	-36.8%	10	340,100	306,000	10.8%	-	-	-	-	-	-
	Hood River Co. Total	173	21	28	13	-43.5%	13	332,400	136	304	145	-19.4%	129	310,800	261,000	-1.4%	2	462,500	17	227,800	3	289,000
370	Sherman Co.	7	1	1	-	-	-	-	-	14	2	-33.3%	2	115,700	40,000	-39.5%	1	50,000	4	40,000	-	-

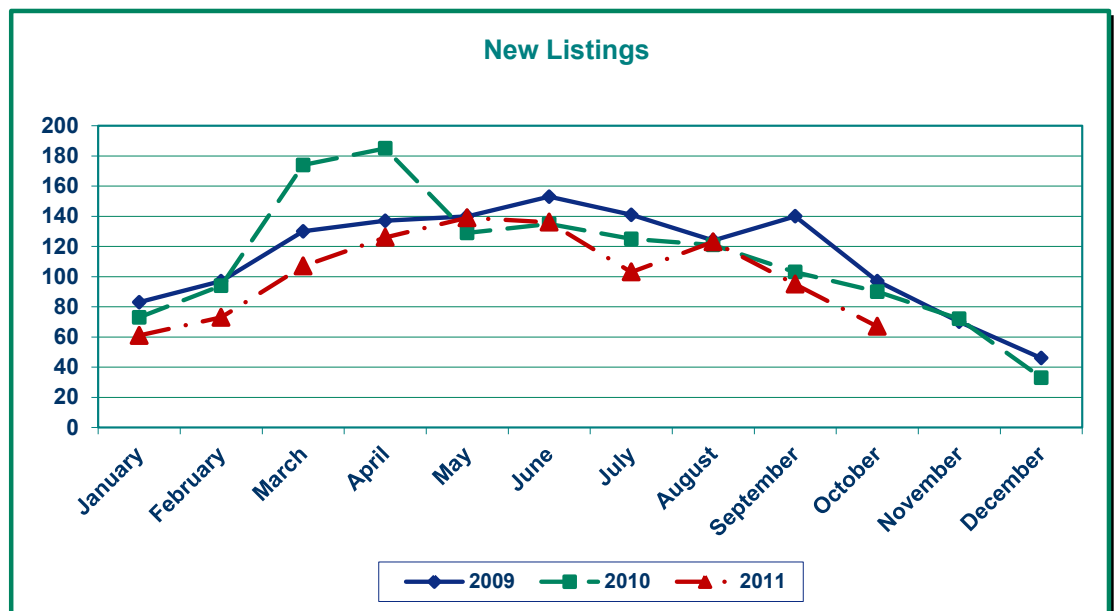
ACTIVE RESIDENTIAL LISTINGS MID-COLUMBIA

This graph shows the active residential listings over the past three calendar years in Mid-Columbia.



NEW LISTINGS MID-COLUMBIA

This graph shows the new residential listings over the past three calendar years in Mid-Columbia.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

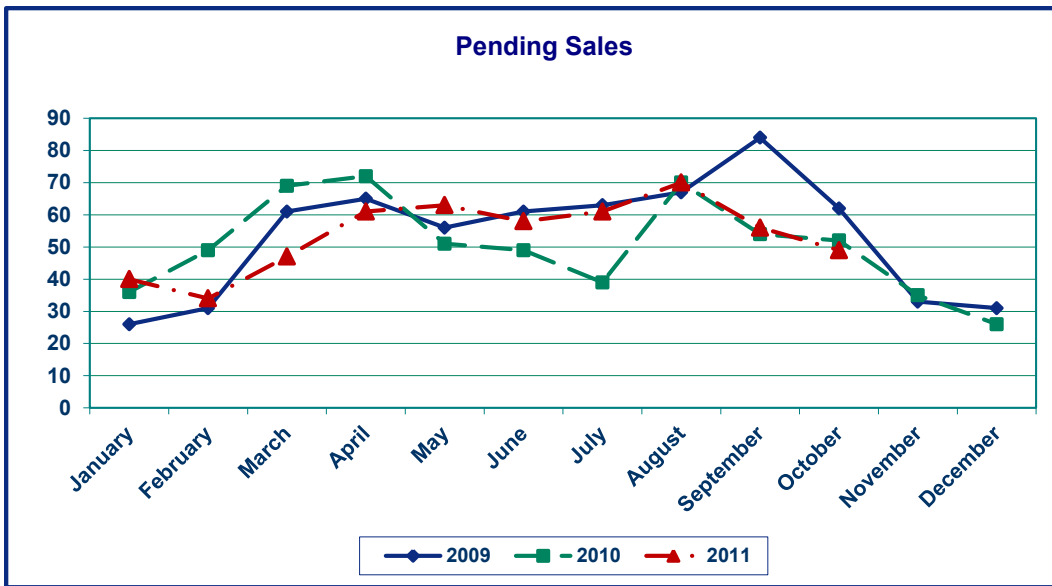
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

PENDING LISTINGS

MID-COLUMBIA

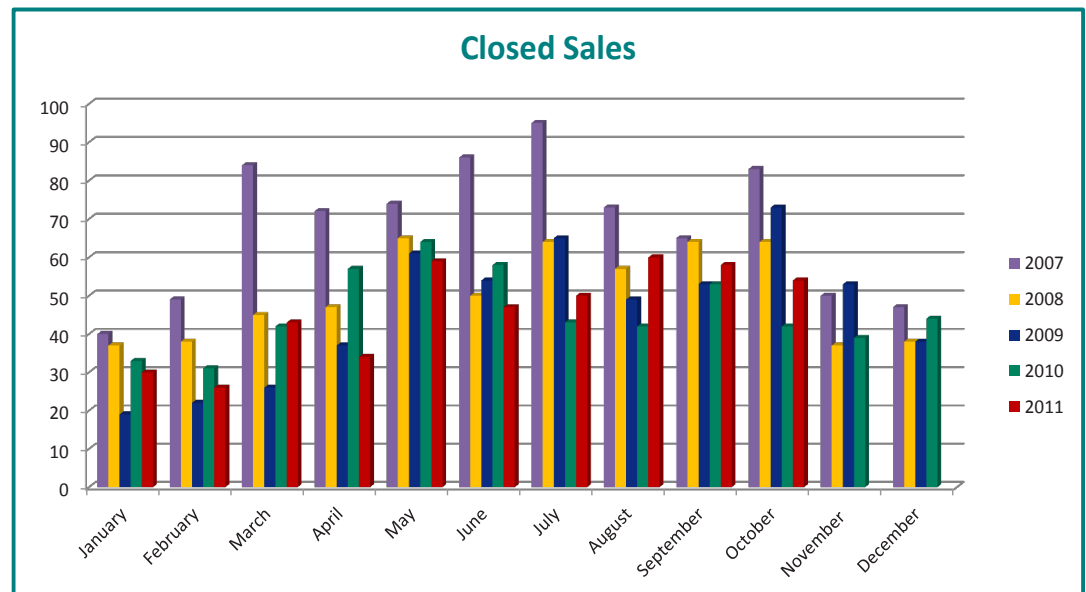
This graph represents monthly accepted offers in Mid-Columbia over the past three calendar years.



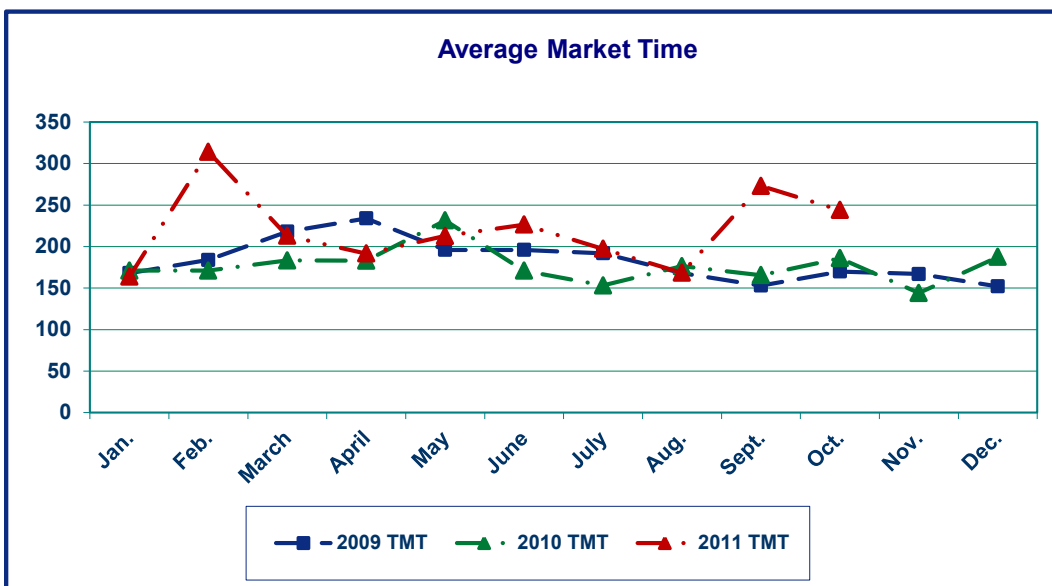
CLOSED SALES

MID-COLUMBIA

This graph shows the closed sales over the past five calendar years in Mid-Columbia.



Average Market Time



DAYS ON MARKET

MID-COLUMBIA

This graph shows the average market time for sales in Mid-Columbia, over the past three calendar years.



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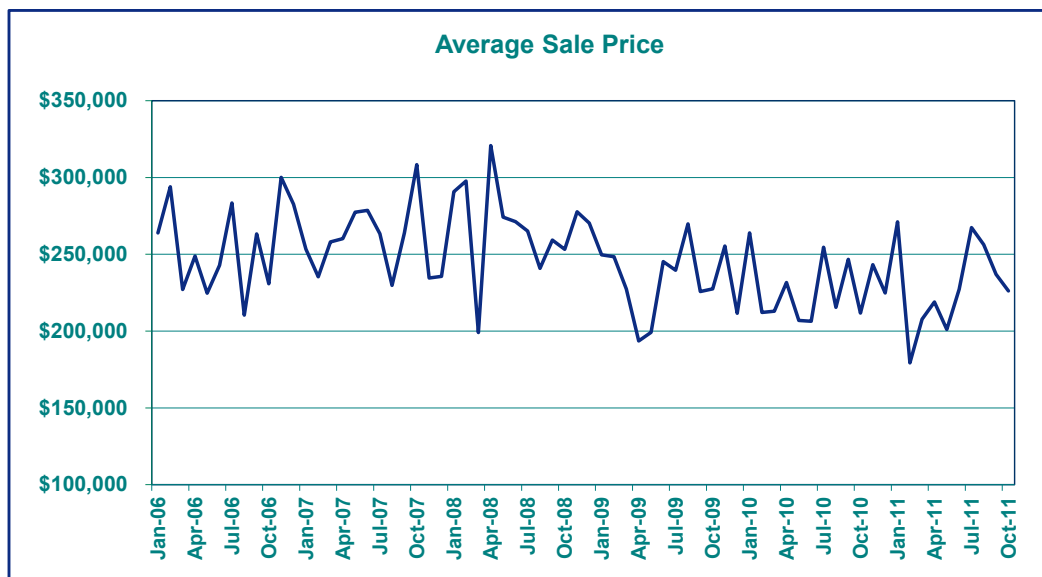
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AVERAGE SALE PRICE MID-COLUMBIA

This graph represents the average sale price for all homes sold in Mid-Columbia.



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: North Coastal Counties, Oregon

October 2011 Reporting Period

October Residential Highlights

Similarly to last month, sales activity in the North Coastal Counties was up in October 2011 when compared with October 2010, as closed and pending sales both saw increases in activity.

When comparing October 2010 with October 2011, closed sales increased from 54 to 61. Pending sales also went up from 76 to 85. There were less newly listed residential properties, however, as new listings went from 179 to 154.

A comparison of September 2011 with October 2011 shows closed sales declined by 28.2%, falling from 85 to 61. Pending sales fell from 88 to 85 (-3.4%), while new listings rose by 4.1% (148 v. 154).

At the month's rate of sales, the 1,619 active residential listings would last approximately 26.5 months.

Sale Prices

The average sale price for October 2011 went down 8.6% compared to October 2010, and median sale price also declined by 23.3%. See residential highlights table below.

Comparing October 2011 with the month prior, September 2011, the average sale price rose 1.2% from \$249,900 to \$252,800. The median sale price decreased from \$210,000 to \$195,000 (-7.1%).

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-10.6% (\$250,500 v. \$280,300)

Median Sale Price % Change:

-2.8% (\$209,000 v. \$215,000)

For further explanation of this measure, see the second footnote on page 3.

Inventory in Months*

	2009	2010	2011
January	59.8	37	25.1
February	27	26.3	31.1
March	42.4	19.5	22
April	36	21.5	24.7
May	36	33.5	32
June	26.1	22.2	23
July	27.4	30.2	24.8
August	24.8	29.7	25.1
September	26.1	21.3	20.1
October	19.5	29.4	26.5
November	24.5	25	
December	19.2	22.1	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Note: RMLS™ is a supplementary MLS for the North Coastal counties, so data reported will not reflect the entire market.

North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	154	85	61	252,800	195,000	160
	Year-to-date	2,205	772	699	245,500	200,000	174
2010	October	179	76	54	276,700	254,300	148
	Year-to-date	2,405	710	640	279,200	225,000	142
Change	October	-14.0%	11.8%	13.0%	-8.6%	-23.3%	7.9%
	Year-to-date	-8.3%	8.7%	9.2%	-12.1%	-11.1%	22.4%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

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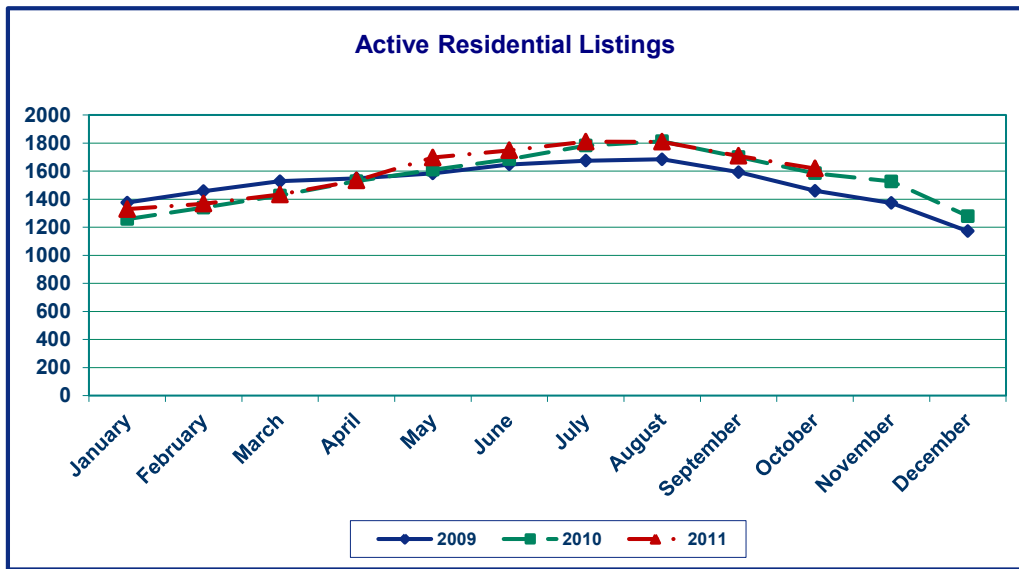
AREA REPORT • 10/2011

North Coastal Counties, Oregon

By Area		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY			
		Current Month							Year-To-Date							Avg. Sale Price % Change ²		Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Median Sale Price			Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
180	Astoria	127	19	14	11	10.0%	6	185,700	138	232	101	-2.9%	96	207,700	187,000	-4.0%	1	30,000	5	36,700	3	63,300	
181	Hammond/ Warrenton	69	12	12	12	500.0%	5	155,900	102	137	70	16.7%	60	170,400	182,500	-15.3%	-	-	8	70,300	2	240,000	
182	Gearhart West	73	8	6	3	-57.1%	0	-	-	72	14	-53.3%	17	371,900	315,000	-20.2%	-	-	3	119,200	-	-	
183	Gearhart East	13	3	3	-	-100.0%	0	-	-	22	7	-41.7%	9	381,700	289,000	32.4%	-	-	1	80,000	-	-	
184	Seaside Northwest	16	2	8	1	0.0%	1	235,000	81	27	9	-10.0%	7	223,800	220,000	-25.1%	-	-	-	-	1	136,500	
185	Seaside North Central	23	2	2	3	-	1	85,000	97	37	16	14.3%	9	118,200	129,000	-40.4%	-	-	-	-	-	-	
186	Seaside Southwest	80	9	6	4	100.0%	2	253,000	100	93	28	55.6%	22	372,800	302,500	29.4%	-	-	2	157,500	1	208,000	
187	Seaside South Central	5	1	-	-	-100.0%	1	95,000	17	10	5	25.0%	5	150,200	146,000	49.1%	-	-	-	-	-	-	
188	Seaside East	38	3	9	2	-33.3%	2	146,500	306	60	21	-16.0%	18	204,000	220,000	1.3%	-	-	5	59,000	-	-	
189	Cannon Beach/ Tolovana Park	111	8	5	8	100.0%	3	652,200	264	124	50	0.0%	38	475,900	347,000	-12.1%	2	666,900	1	450,000	2	500,000	
190	Arch Cape/ Cove Beach/ Falcon Cove	25	1	4	-	-	0	-	-	29	5	0.0%	3	631,300	525,000	44.4%	-	-	1	74,900	-	-	
191	Rural Clatsop County	30	2	7	2	100.0%	1	288,000	161	37	14	16.7%	12	187,100	168,900	-21.4%	-	-	4	117,300	-	-	
	Clatsop County Grand Total	610	70	76	46	43.8%	22	243,300	150	880	340	-1.2%	296	261,500	215,000	-6.6%	3	454,600	30	92,900	9	223,800	

By Zip Code																						
97102	Arch Cape	1	-	-	-	-	-	-	-	3	2	-	-	-	-	-	-	-	-	-	-	-
97130	Manzanita	54	4	4	1	-	4	310,000	144	64	29	-	26	367,400	381,800	-17.2%	1	670,000	5	128,200	-	-
97131	Nehalem	37	2	5	1	-	2	90,000	91	49	19	-	16	189,800	182,500	-3.5%	-	-	2	332,500	-	-
97147	Wheeler	11	0	-	-	-	-	-	-	9	3	-	4	233,800	213,500	-19.8%	-	-	1	22,500	-	-
97136	Rockaway Beach	132	17	21	4	-	2	211,900	127	186	42	-	43	202,700	185,000	6.5%	1	100,000	4	111,300	-	-
97107	Bay City	16	-	1	1	-	1	85,800	76	26	16	-	17	153,800	149,000	-7.2%	-	-	1	25,000	-	-
97118	Garibaldi	18	4	4	1	-	-	-	-	25	5	-	4	106,200	98,800	-27.1%	-	-	-	-	-	-
97143	Netarts	25	3	7	2	-	1	635,000	233	36	5	-	2	422,500	422,500	35.9%	-	-	3	45,000	-	-
97141	Tillamook	78	6	7	6	-	3	104,000	168	116	53	-	50	131,000	105,500	-29.0%	1	45,000	1	52,000	-	-
97134	Oceanside	25	2	5	1	-	1	725,000	397	38	16	-	17	398,300	350,000	25.6%	1	550,000	-	-	-	-
97108	Beaver	4	1	1	1	-	2	157,000	60	10	4	-	3	194,700	235,000	-28.3%	-	-	-	-	-	-
97122	Hebo	3	-	-	1	-	-	-	-	9	4	-	2	214,500	-	39.1%	-	-	-	-	-	-
97112	Cloverdale	21	2	1	-	-	-	-	-	24	4	-	3	99,300	-	-42.3%	-	-	2	94,900	-	-
97135	Pacific City	47	3	2	2	-	1	115,000	365	54	12	-	12	310,200	328,800	0.2%	-	-	2	81,300	-	-
97149	Neskowin	23	3	3	1	-	1	73,000	39	33	11	-	10	268,600	168,800	-42.2%	-	-	1	54,000	-	-
	Tillamook County Grand Total	495	47	61	22	-15.4%	18	228,000	153	682	225	11.4%	209	225,700	-	-13.3%	4	341,300	22	108,700	-	-

By Zip Code		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date						Year-To-Date		Year-To-Date		Year-To-Date		
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97357	Lincoln City	215	19	22	11	-	7	256,100	120	247	97	-	93	248,600	225,000	-11.1%	2	630,000	11	87,900	2	365,000
97364	Neotsu	6	-	2	-	-	-	-	-	13	4	-	3	319,300	345,000	-12.5%	-	-	-	-	-	-
97368	Otis	30	-	6	-	-	3	238,600	274	33	10	-	10	148,300	122,500	5.5%	-	-	1	54,000	-	-
97241	Depoe Bay	69	3	9	1	-	-	-	-	87	15	-	12	259,900	222,800	-19.0%	-	-	3	130,700	-	-
97388	Gleneden Beach	53	5	6	2	-	2	138,500	138	58	18	-	16	319,400	266,800	-18.2%	-	-	3	222,000	-	-
97369	Otter Rock	9	0	2	-	-	-	-	-	14	3	-	3	68,800	72,500	866.6%	-	-	-	-	-	-
97365	Newport	52	4	14	1	-	4	419,600	328	70	22	-	22	295,500	214,500	43.5%	-	-	3	52,000	-	-
97366	South Beach	14	3	1	1	-	2	137,500	135	16	4	-	4	160,800	181,500	-78.1%	-	-	-	-	-	-
97343	Eddyville	1	-	-	-	-	-	-	-	2	2	-	1	159,000	-	-30.6%	-	-	-	-	-	-
97357	Logsdan	4	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	
97391	Toledo	4	1	5	1	-	1	73,000	5	15	8	-	7	122,800	119,000	-24.5%	-	-	1	95,000	-	-
97390	Siletz	4	-	1	-	-	-	-	-	8	3	-	2	177,500	177,500	29.6%	-	-	-	-	-	-
97390	Tideewater	3	-	-	-	-	-	-	-	4	1	-	1	162,000	-	-	-	-	-	-	-	
97498	Yachats	11	1	2	-	-	-	-	-	18	7	-	6	215,900	111,500	-	-	-	2	495,600	-	-
97394	Waldport	33	1	8	-	-	-	-	-	47	10	-	11	160,000	125,000	-24.3%	-	-	-	-	-	-
97376	Seal Rock	6	0	3	-	-	2	577,500	95	8	3	-	3	433,300	280,000	-4.5%	-	-	3	51,700	-	-
	Lincoln County Grand Total	514	37	81	17	-5.6%	21	284,100	177	643	207	26.2%	194	242,400	-	-13.7%	2	630,000	27	128,800	2	365,000
	North Coastal Counties Grand Total	1,619	154	218	85	11.8%	61	252,800	160	2,205	772	8.7%	699	245,500	200,000	-10.6%	9	443,200	79	109,600	11	249,500



ACTIVE RESIDENTIAL LISTINGS NORTH COASTAL COUNTIES, OR

This graph shows the active residential listings over the past three calendar years in the North Coastal Counties of Oregon.

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010. Due to limited historical data, a comparison of pending sales from this year to last year is not available for Clatsop, Tillamook, and Lincoln Counties.

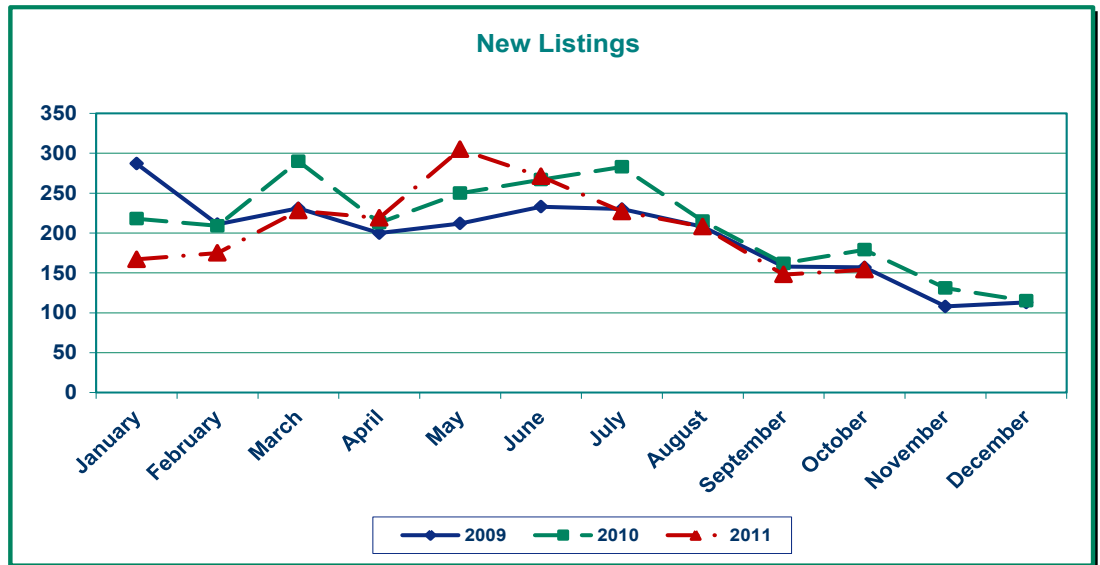
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

NEW LISTINGS

NORTH COASTAL COUNTIES, OR

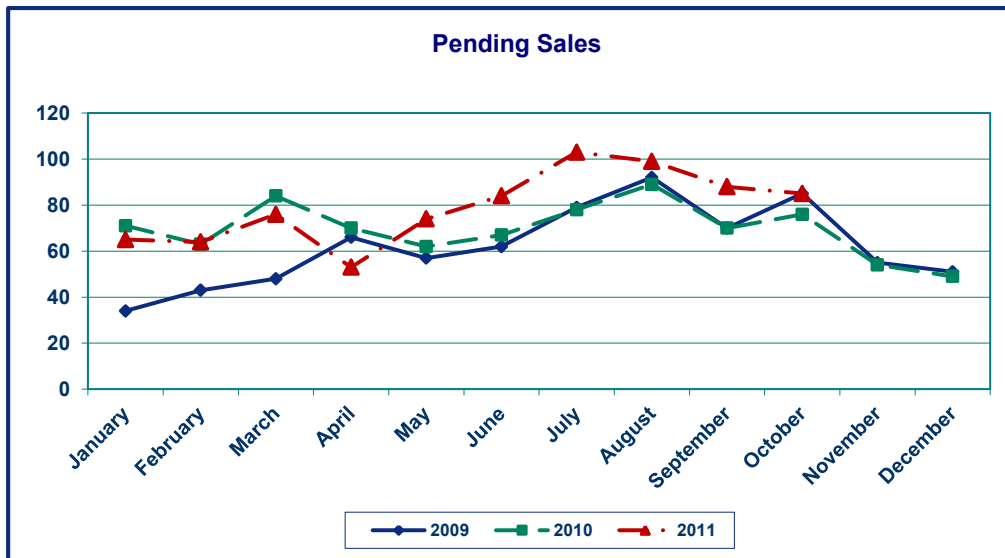
This graph shows the new residential listings over the past three calendar years in the North Coastal Counties of Oregon.



PENDING LISTINGS

NORTH COASTAL COUNTIES, OR

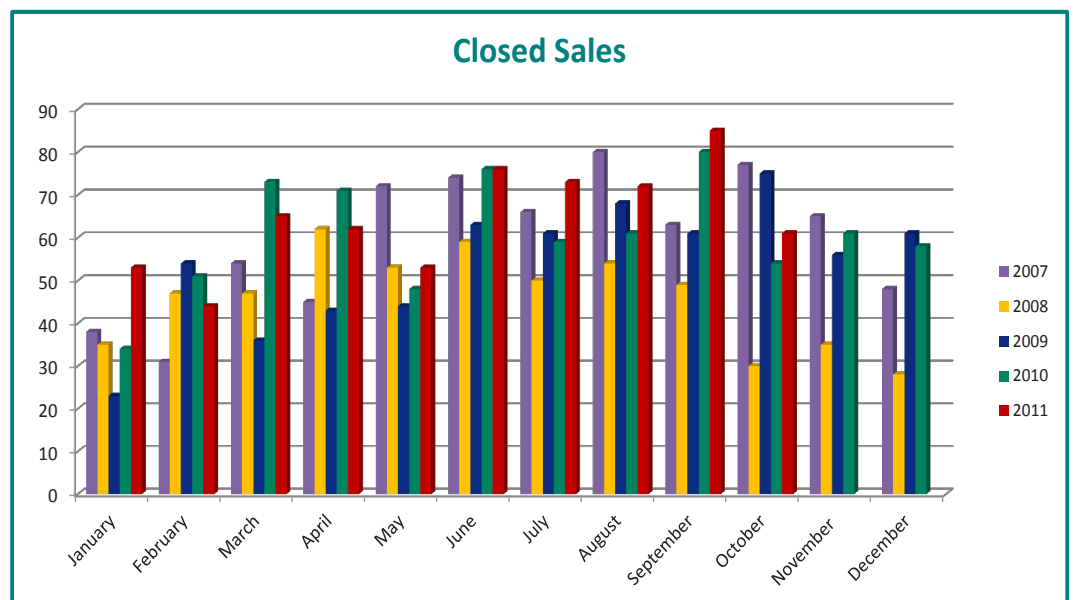
This graph represents monthly accepted offers in the North Coastal Counties of Oregon over the past three calendar years.



CLOSED SALES

NORTH COASTAL COUNTIES, OR

This graph shows the closed sales over the past five calendar years in the North Coastal Counties of Oregon.



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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

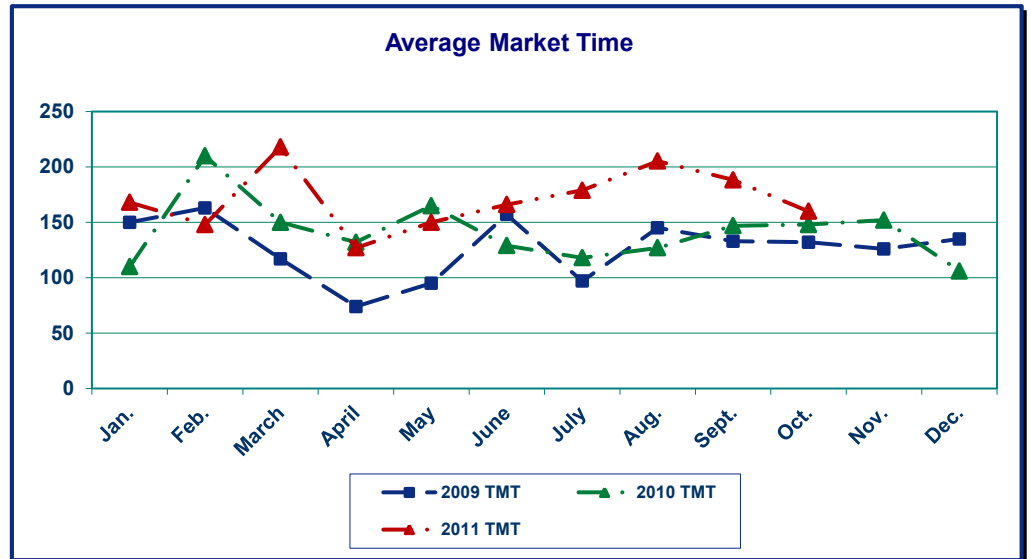
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DAYS ON MARKET

NORTH COASTAL COUNTIES, OR

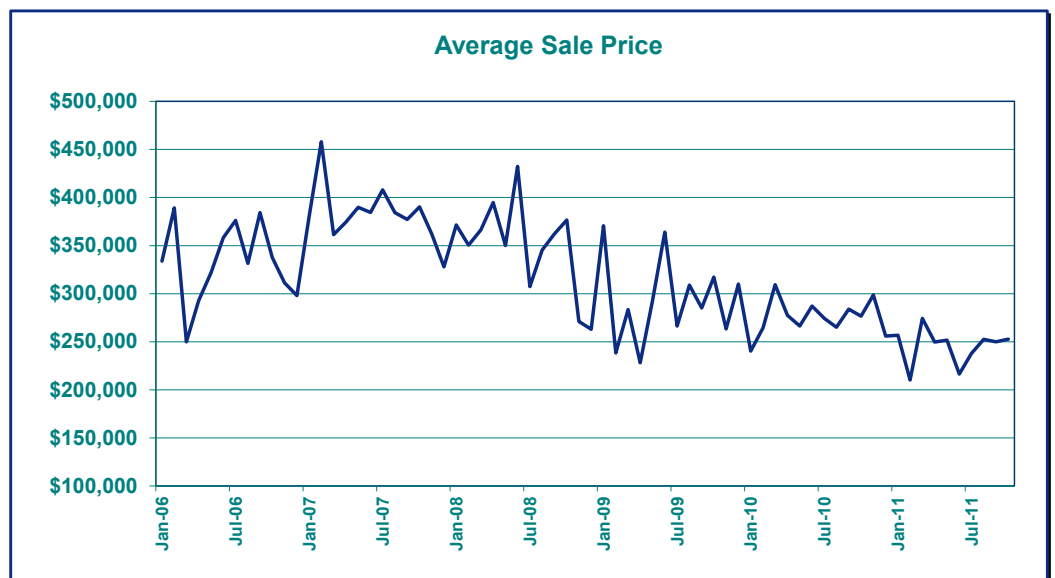
This graph shows the average market time for sales in the North Coastal Counties of Oregon over the past three calendar years.



AVERAGE SALE PRICE

NORTH COASTAL COUNTIES, OR

This graph represents the average sale price for all homes sold in the North Coastal Counties of Oregon.



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Polk and Marion Counties, Oregon

October 2011 Reporting Period

October Residential Highlights

Sales activity in Polk and Marion Counties showed mixed results in October 2011 when compared with October 2010.

Comparing October 2010 with October 2011, closed sales increased from 65 to 66, while pending sales fell from 81 to 77. There was also a decline in newly listed properties, as new listings fell from 175 to 147.

A month-to-month comparison of September 2011 with October 2011 shows closed sales decreased from 74 to 66 (-10.8%). Pending sales fell slightly from 78 to 77 (-1.3%), and new listings also went down from 156 to 147 (-5.8%)

At October's rate of sales, the 958 active residential properties would last about 14.5 months, a drop of 3.3 months compared with the inventory level in October 2010.

Sale Prices

Sale prices saw a decline in general during October 2011. The average sale price decreased by 0.2%, when comparing October 2011 to October 2010, while the median sale price fell by 5.6%.

When comparing the previous month of September 2011 with October 2011, the average sale price decreased from \$193,900 to \$176,900 (-8.8%), while the median sale price also went down from \$169,500 to \$151,500 (-10.6%).

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-11.8% (\$176,900 v. \$200,600)

Median Sale Price % Change:

-13.3% (\$150,000 v. \$173,000)

For further explanation of this measure, see the second footnote on page 3.

Inventory in Months*

	2009	2010	2011
January	27.7	23.8	19.1
February	30.2	25.5	19.5
March	25.1	14.8	11.2
April	28.7	19.5	11.2
May	20.1	15.1	10.7
June	15.6	14	9.8
July	13.3	24.2	13
August	16.8	21	10.8
September	16.8	19.1	13.3
October	11.1	17.8	14.5
November	11.6	21.2	
December	12.8	15.9	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

The Area Report on page 2 now shows data for the city of Woodburn separate from data for the rest of Area 170. Woodburn data is still included in Polk & Marion totals.

Note: RMLS™ is a supplementary MLS for Polk and Marion counties, so data reported will not reflect the entire market.

Polk & Marion Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	147	77	66	176,900	146,300	131
	Year-to-date	1,777	955	897	176,400	146,300	127
2010	October	175	81	65	177,300	155,000	171
	Year-to-date	2,216	748	697	199,100	176,000	121
Change	October	-16.0%	-4.9%	1.5%	-0.2%	-5.6%	-23.7%
	Year-to-date	-19.8%	27.7%	28.7%	-11.4%	-16.9%	5.1%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 10/2011

Polk & Marion Counties, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
		98	16	14	8	-20.0%	5	169,000	70	170	85	23.2%	76	173,100	142,100	-15.0%	3	444,700	5	85,000	1	93,500	
		59	7	7	3	-40.0%	1	168,900	45	107	53	47.2%	52	228,400	206,000	-10.8%	-	-	1	89,000	-	-	
		10	1	-	3	50.0%	1	140,900	407	19	13	0.0%	9	197,300	199,900	-8.5%	-	-	-	-	-	-	

170	Woodburn	169	24	23	15	-	15	123,500	157	288	182	-	171	151,400	124,200	-6.3%	1	695,000	-	-	-	-
	Except Woodburn	264	40	33	17	-	14	278,200	166	525	236	-	211	218,900	172,900	-4.2%	3	151,400	13	212,000	1	249,000

170	Marion Except Salem/Keizer	433	64	56	32	0.0%	29	198,200	162	813	418	17.4%	382	188,700	148,300	-6.6%	4	287,300	13	212,000	1	249,000
171	Southwest Salem	2	1	-	-	-100.0%	0	-	-	5	6	0.0%	8	178,600	180,000	-12.2%	-	-	-	-	-	
172	South Salem	59	10	8	3	0.0%	4	184,100	61	96	48	6.7%	50	218,800	193,900	-7.8%	-	-	6	35,500	1	615,000
173	Southeast Salem	84	12	13	10	11.1%	11	192,600	135	166	85	54.5%	79	185,100	169,900	-15.3%	-	-	1	25,000	4	416,200
174	Central Salem	65	10	7	5	25.0%	6	87,600	126	89	63	70.3%	63	119,300	99,900	-17.5%	2	173,000	-	-	1	163,000
175	East Salem S	23	2	6	2	0.0%	1	390,000	15	44	35	34.6%	35	129,100	104,900	-23.1%	-	-	-	-	-	-
176	East Salem N	56	8	6	4	-42.9%	7	119,900	92	124	79	54.9%	79	118,800	119,000	-24.1%	1	2,620,000	-	-	2	192,500
177	South Keizer	7	1	-	2	-	0	-	-	18	12	140.0%	10	125,200	110,700	-9.3%	-	-	-	-	1	153,000
178	North Keizer	62	15	7	5	0.0%	1	160,000	11	126	58	18.4%	54	180,000	159,700	-14.2%	-	-	2	91,300	1	145,000

167-169	Polk Total	167	24	21	14	-17.6%	7	165,000	115	296	151	28.0%	137	195,700	169,900	-11.1%	3	444,700	6	85,700	1	93,500
170-178	Marion Total	791	123	103	63	-1.6%	59	178,300	133	1,481	804	27.6%	760	173,000	144,000	-11.8%	7	587,900	22	144,400	11	306,800
	Polk & Marion Grand Total	958	147	124	77	-4.9%	66	176,900	131	1,777	955	27.7%	897	176,400	146,300	-11.8%	10	544,900	28	131,800	12	289,000

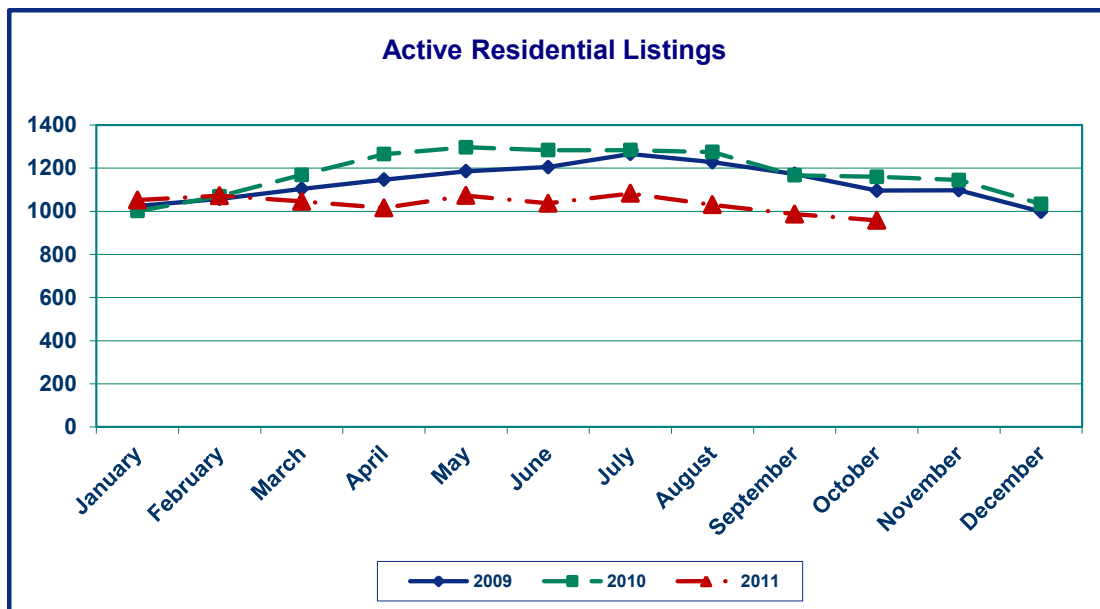
Benton & Linn Counties, Oregon

220	Benton County	60	5	12	7	-	7	252,200	191	136	63	-	57	241,400	227,000	4.1%	3	185,000	2	604,000	1	52,000
221	Linn County	233	31	28	11	-	9	114,900	145	429	189	-	174	137,500	118,800	-11.1%	6	154,800	8	147,800	3	219,300

ACTIVE RESIDENTIAL LISTINGS

POLK & MARION COUNTIES, OR

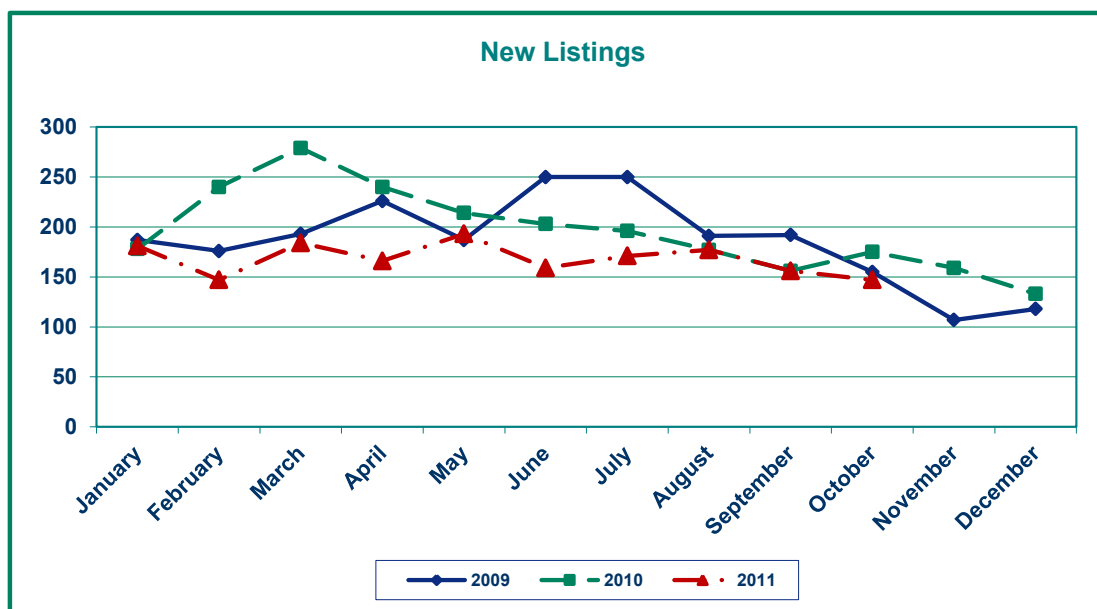
This graph shows the active residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



NEW LISTINGS

POLK & MARION COUNTIES, OR

This graph shows the new residential listings over the past three calendar years in Polk and Marion Counties, Oregon.



¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

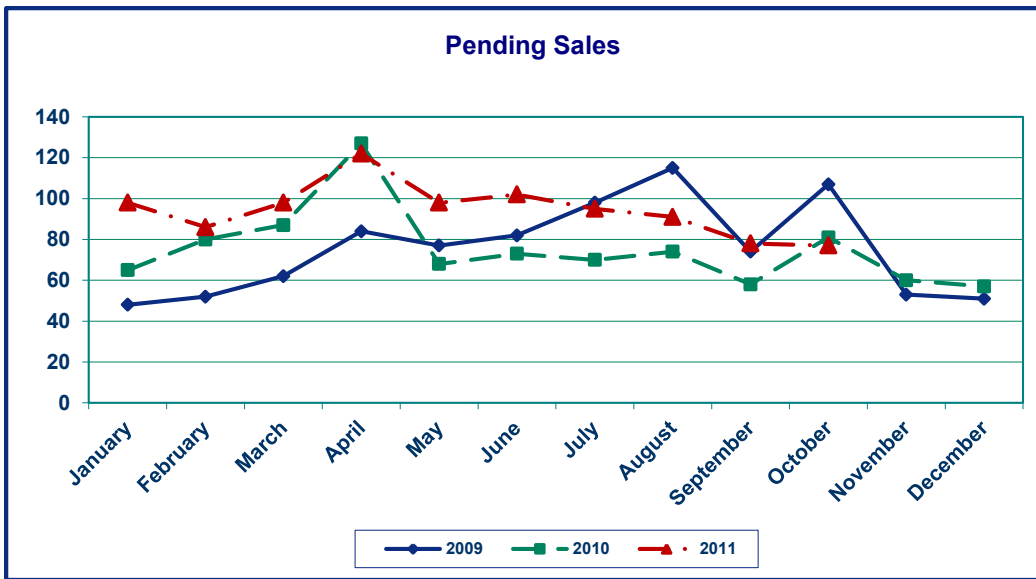
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

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PENDING LISTINGS

POLK & MARION COUNTIES, OR

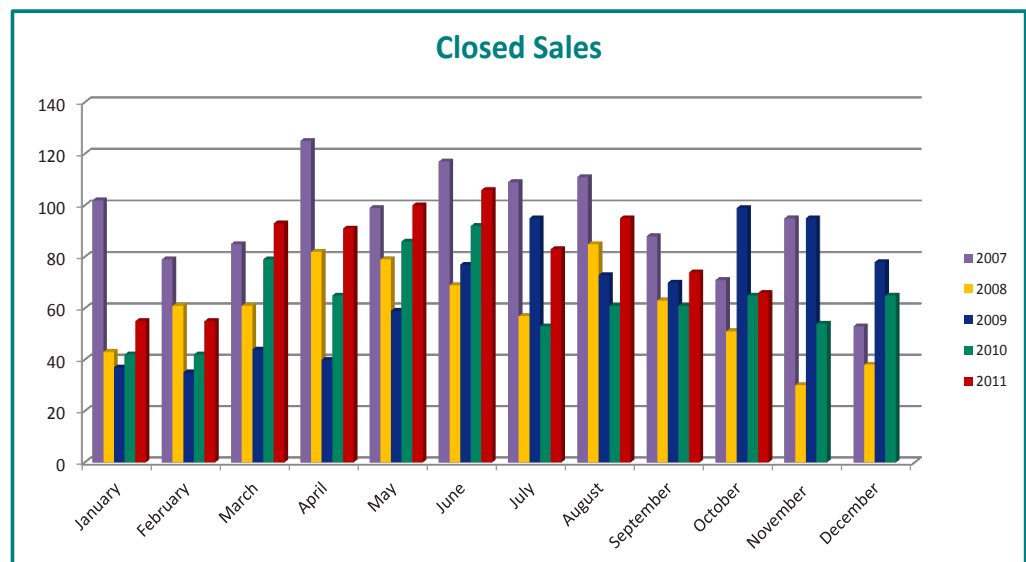
*This graph represents
monthly accepted offers
in Polk and Marion
Counties, Oregon, over
the past three calendar
years.*



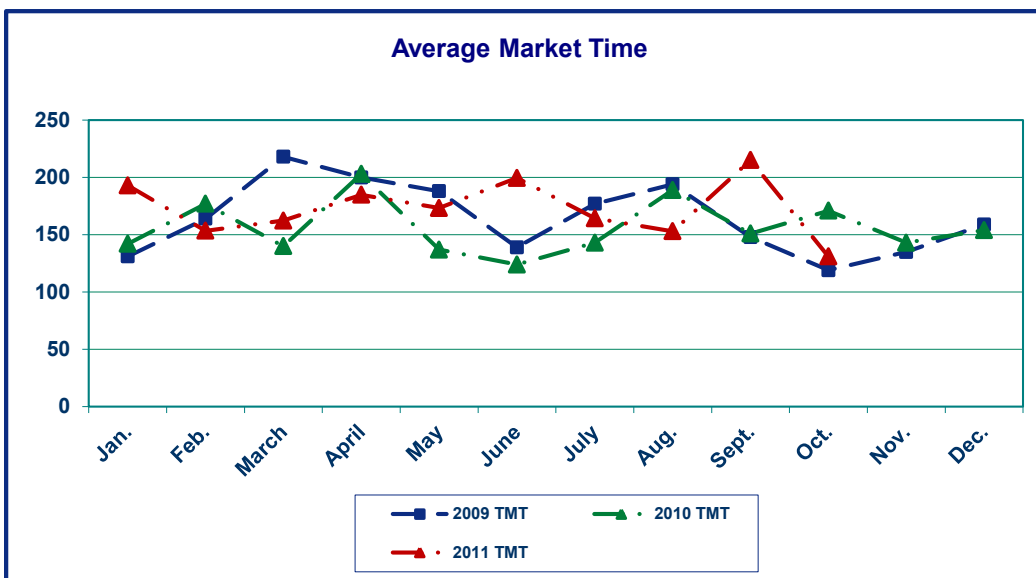
CLOSED SALES

POLK & MARION COUNTIES, OR

*This graph shows the
closed sales over the past
five calendar years in
Polk and Marion
Counties, Oregon.*



Average Market Time



DAYS ON MARKET

POLK & MARION COUNTIES, OR

*This graph shows the
average market time for
sales in Polk and Marion
Counties, Oregon, over
the past three calendar
years.*



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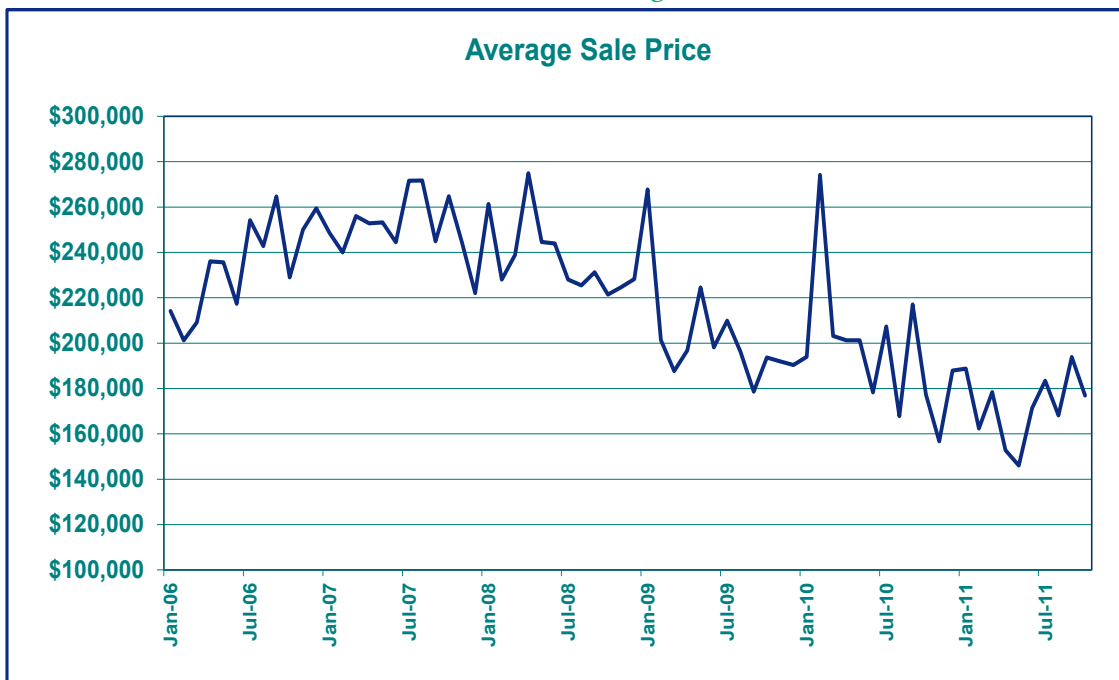
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AVERAGE SALE PRICE

**POLK & MARION
COUNTIES, OR**

This graph represents the average sale price for RMLS™-listed homes sold in Polk and Marion counties in Oregon.



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MARKET ACTION



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Residential Review: Metro Portland, Oregon

October 2011 Reporting Period

October Residential Highlights

Similarly to last month, sales activity in the Portland Metro area showed improvements in closed and pending sales this October 2011 compared with October of last year.

Closed sales went up 14.1% in October 2011 compared to October 2010. Pending sales saw a rise of 15.1%, while there were 22% less newly listed residential properties. See residential highlights table below.

A month-to-month comparison of the previous month of September 2011 with October 2011, shows closed sales fell 7.1% from 1,586 to 1,474. Pending sales saw a slight increase of 0.9% from 1,861 to 1,878. New listings were down from 2,501 to 2,433 (-2.7%).

At the month's rate of sales, the 10,012 active residential listings would last about 6.8 months.

Sale Prices

The average sale price in October 2011 fell 6.5% when compared to October 2010. The median sale price also was down by 6.7%. See residential highlights table below.

Prices declined when comparing October 2011 to the previous month of September 2011 as well. Average sale price went down from \$268,200 to \$258,700 (-3.5%), while median sale price decreased by 5.6% from \$230,800 to \$217,800.

Year-to-Date

A comparison of January-October 2011 with the same period last year shows improvements in closed and pending sales. Closed sales increased 2.1% (16,033 v. 16,372) and pending sales rose 4.5% (17,167 v. 17,939). New listings, however, saw a decline of 26.3%, falling from 41,051 to 30,243.

Inventory in Months*

	2009	2010	2011
January	19.2	12.6	11.3
February	16.6	12.9	10.9
March	12.0	7.8	7.1
April	11.0	7.3	7.2
May	10.2	7.0	6.8
June	8.2	7.3	6.0
July	7.3	10.8	7.0
August	7.8	11.0	6.2
September	7.6	10.5	6.7
October	6.5	10.7	6.8
November	7.1	10.2	
December	7.7	7.9	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-6.4% (\$265,300 v. \$283,300)

Median Sale Price % Change:

-6.3% (\$223,900 v. \$239,000)

For further explanation of this measure, see the second footnote on page 2.

Portland Metro Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	2,433	1,878	1,474	258,700	217,800	136
	Year-to-date	30,243	17,939	16,372	263,700	221,000	144
2010	October	3,119	1,632	1,292	276,800	233,500	131
	Year-to-date	41,051	17,167	16,033	283,400	240,000	130
Change	October	-22.0%	15.1%	14.1%	-6.5%	-6.7%	3.6%
	Year-to-date	-26.3%	4.5%	2.1%	-7.0%	-7.9%	10.4%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 10/2011

Portland Metropolitan Area, Oregon

		RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
		Current Month								Year-To-Date								Year-To-Date		Year-To-Date		Year-To-Date	
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change ²		Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
#	City																						
141	N Portland	339	115	70	88	25.7%	49	199,100	122	1,276	745	3.6%	696	219,900	209,500	-6.0%	4	322,900	19	89,400	16	269,800	
142	NE Portland	726	232	127	194	23.6%	155	259,500	111	2,878	1,799	1.5%	1,660	267,300	229,000	-5.4%	16	374,500	26	163,200	70	388,400	
143	SE Portland	943	302	181	235	10.8%	186	212,200	135	3,631	2,260	0.8%	2,054	214,000	180,600	-8.5%	31	345,500	38	141,500	88	360,400	
144	Gresham/ Troutdale	662	167	109	109	-13.5%	107	196,300	122	1,940	1,160	1.0%	1,095	195,800	178,000	-8.2%	7	377,900	51	107,300	24	192,900	
145	Milwaukie/ Clackamas	893	209	119	156	22.8%	106	254,700	118	2,470	1,360	6.6%	1,234	239,500	219,100	-10.5%	4	382,800	60	121,800	19	364,900	
146	Oregon City/ Canby	617	115	79	98	44.1%	73	241,900	214	1,582	932	13.1%	839	232,400	210,000	-11.4%	2	65,000	47	152,100	11	191,400	
147	Lake Oswego/ West Linn	711	167	137	109	29.8%	72	410,600	135	1,937	1,001	6.9%	900	429,100	370,000	-3.4%	2	797,500	18	293,900	2	555,200	
148	W Portland	1,215	278	186	205	-2.8%	180	357,700	149	3,540	2,061	6.0%	1,916	388,700	328,400	-3.4%	10	346,000	53	177,000	19	491,900	
149	NW Wash Co.	442	103	70	78	-10.3%	67	335,900	86	1,407	873	-0.1%	836	357,300	321,000	-3.0%	2	430,800	28	225,200	6	338,800	
150	Beaverton/ Aloha	706	198	117	190	32.9%	145	217,000	119	2,534	1,684	6.9%	1,501	212,800	194,900	-12.1%	5	325,600	14	212,700	14	271,000	
151	Tigard/ Wilsonville	846	193	121	176	39.7%	127	296,200	138	2,614	1,542	9.0%	1,348	279,400	258,500	-6.9%	6	309,800	36	258,800	17	183,900	
152	Hillsboro/ Forest Grove	648	156	84	120	26.3%	107	202,700	135	1,922	1,243	3.3%	1,106	207,600	190,000	-8.8%	12	203,600	26	203,900	32	233,100	
153	Mt. Hood	126	21	26	12	-7.7%	13	200,300	266	240	92	3.4%	86	193,900	169,000	-7.5%	-	-	6	126,300	-	-	
155	Columbia Co.	391	56	44	37	-19.6%	37	164,900	174	793	437	9.8%	402	161,100	150,000	-12.4%	4	117,600	25	168,400	3	166,500	
156	Yamhill Co.	747	121	95	71	6.0%	50	204,400	184	1,479	750	-0.1%	699	199,600	174,800	-6.4%	5	660,100	40	211,200	11	204,900	

Note: Data for the North Coastal Counties is now reported in the monthly "North Coastal Counties" Market Action Report.

Note: Data for Polk and Marion Counties is now reported in the monthly "Polk & Marion Counties" Market Action Report.

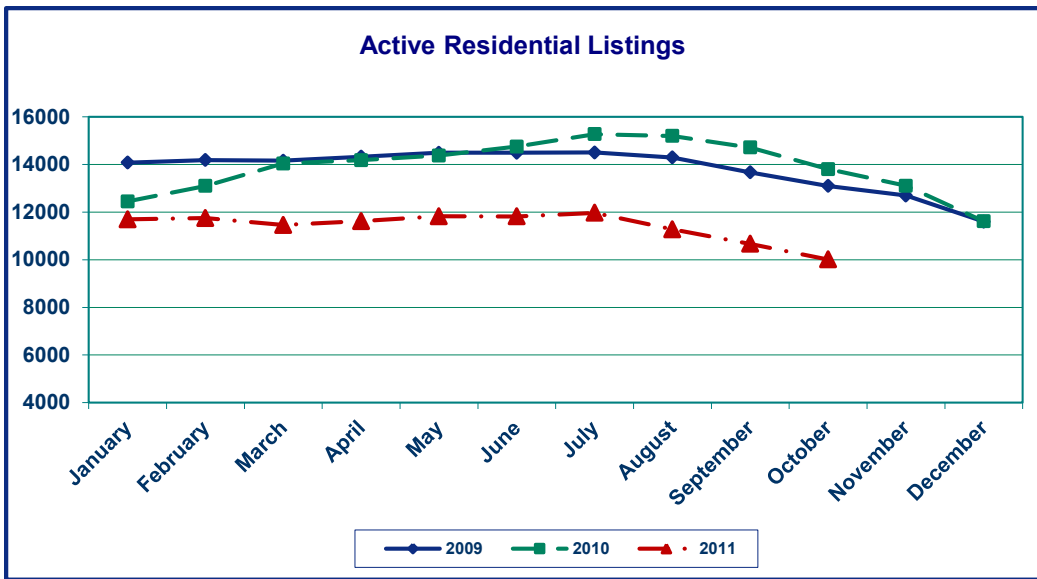
¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

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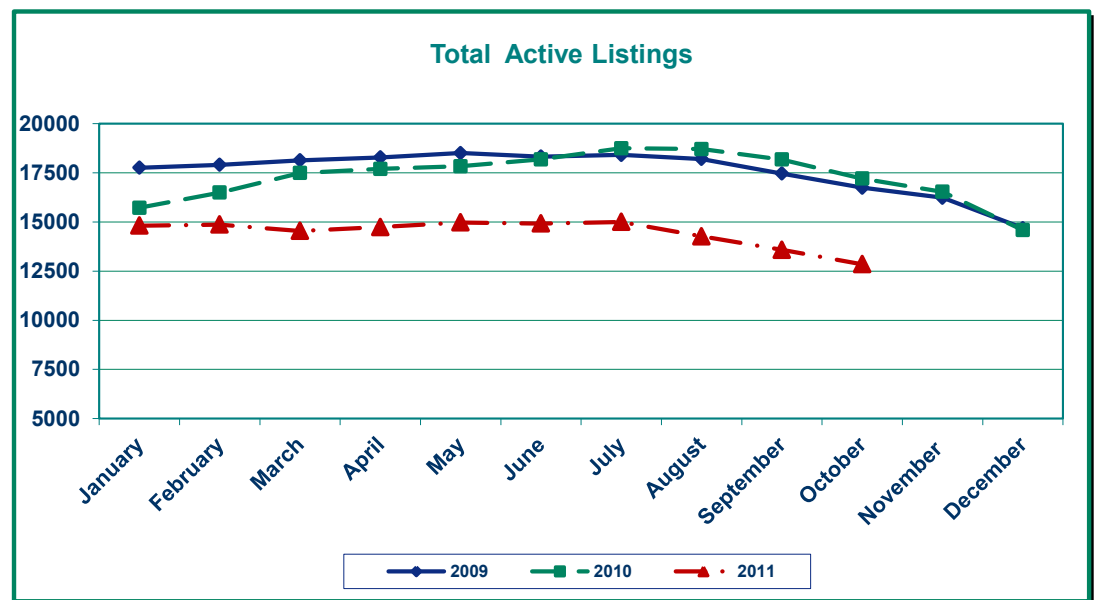
ACTIVE RESIDENTIAL LISTINGS PORTLAND, OR

This graph shows the active residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



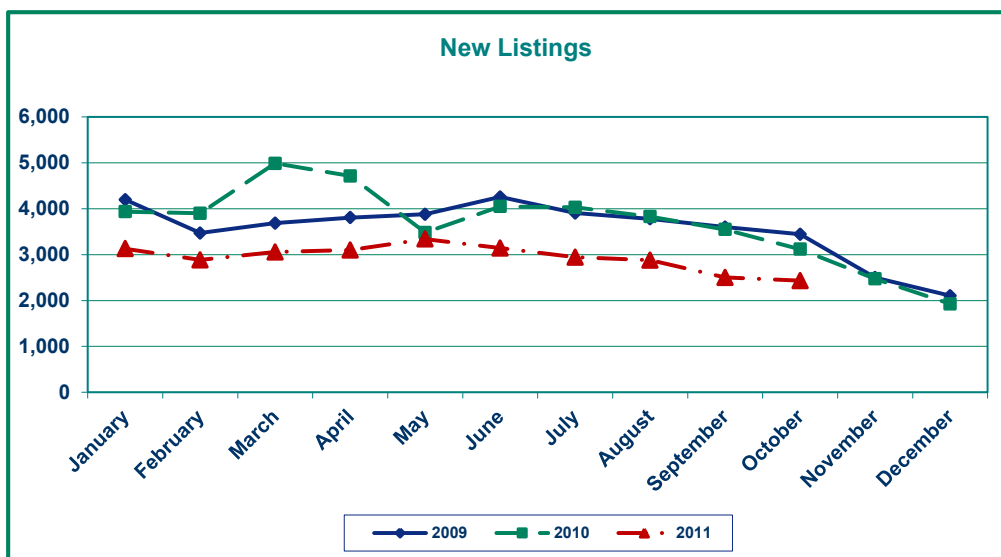
TOTAL ACTIVE LISTINGS PORTLAND, OR

This graph shows the total active listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



NEW LISTINGS PORTLAND, OR

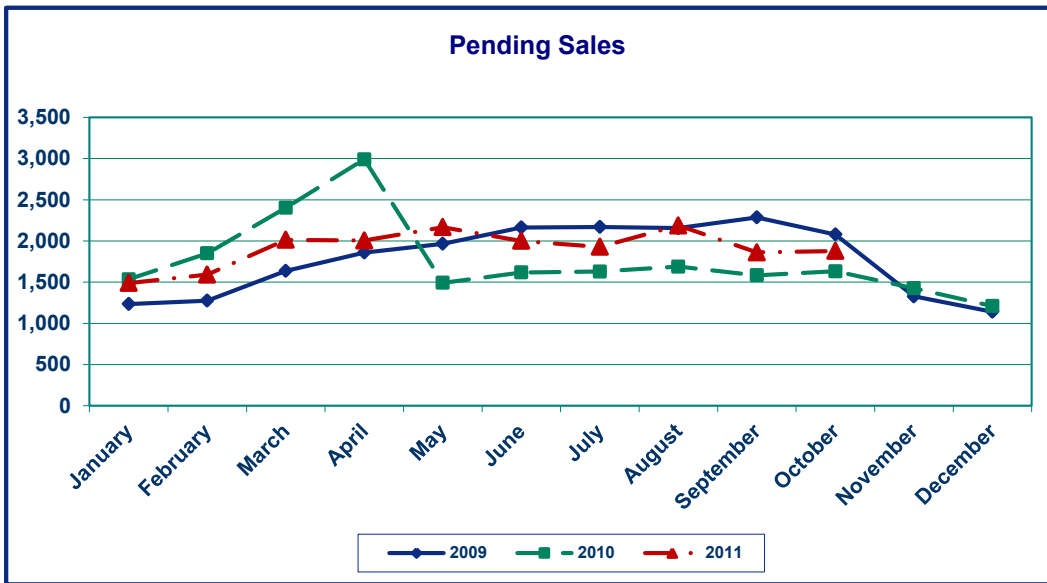
This graph shows the new residential listings over the past three calendar years in the greater Portland, Oregon metropolitan area.



PENDING LISTINGS

PORTLAND, OR

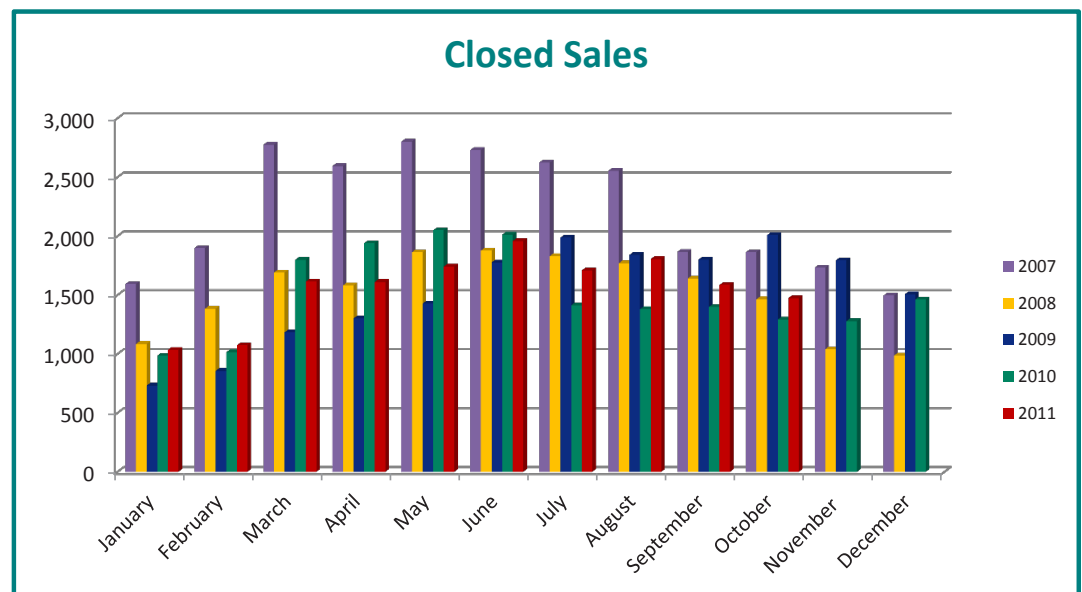
This graph represents monthly accepted offers in the Portland, Oregon metropolitan area over the past three calendar years.



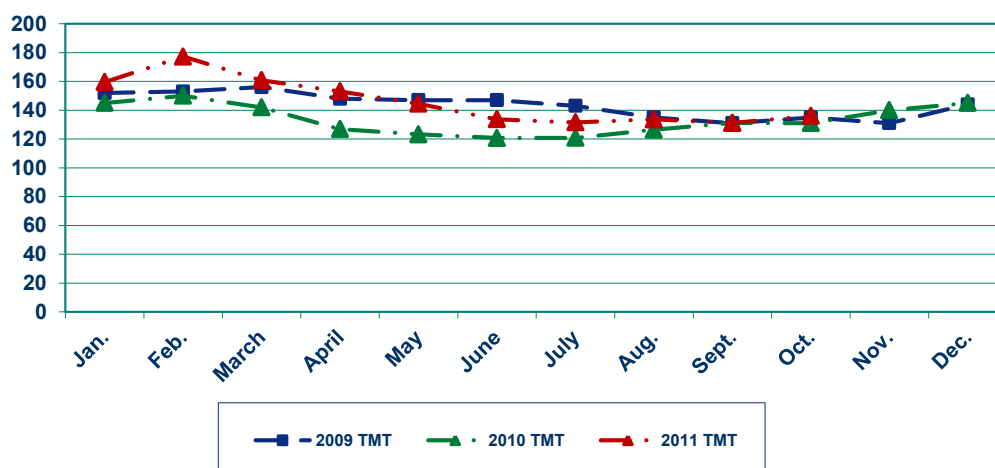
CLOSED SALES

PORTLAND, OR

This graph shows the closed sales over the past five calendar years in the greater Portland, Oregon metropolitan area.



Average Market Time



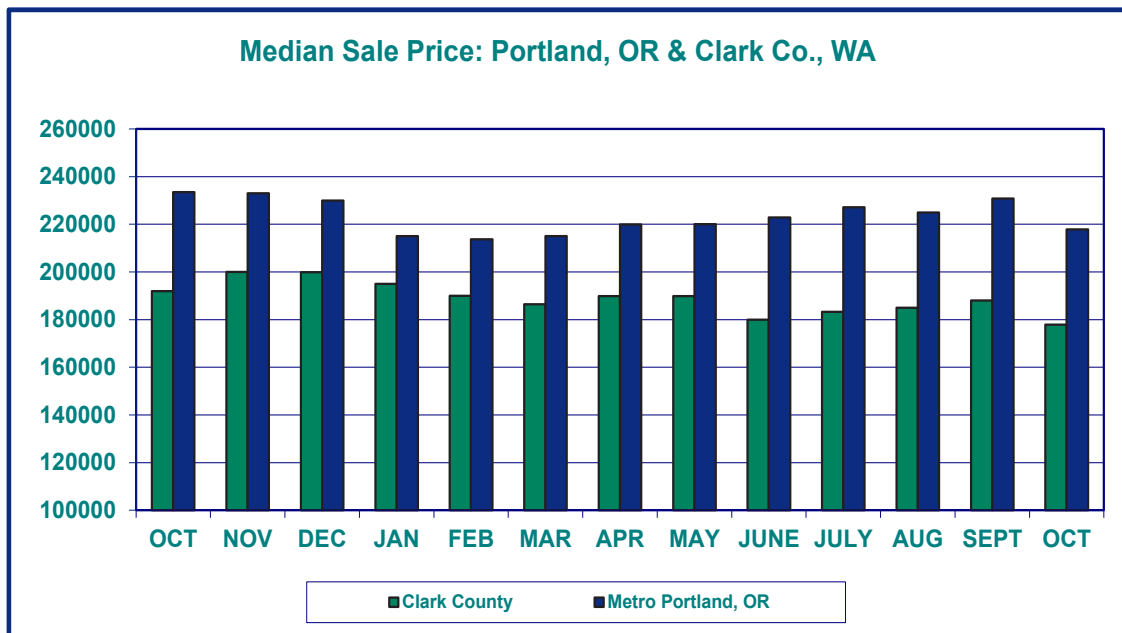
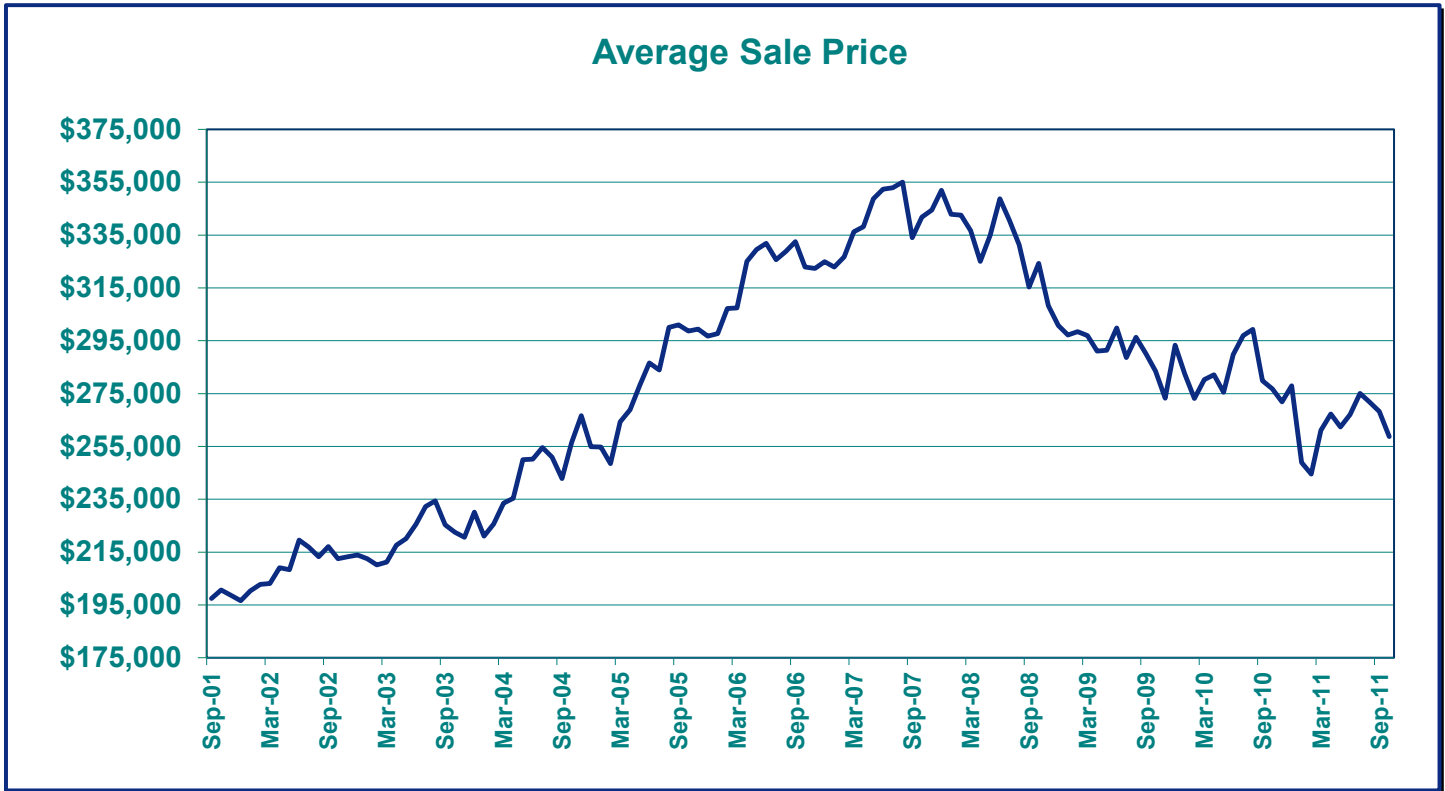
DAYS ON MARKET

PORTLAND, OR

This graph shows the average market time for sales in the Portland, Oregon metropolitan area over the past three calendar years.

**AVERAGE SALE
PRICE**
PORTLAND, OR

This graph represents the average sale price for all homes sold in the Portland, Oregon metropolitan area.



**MEDIAN SALE
PRICE**
PORTLAND, OR

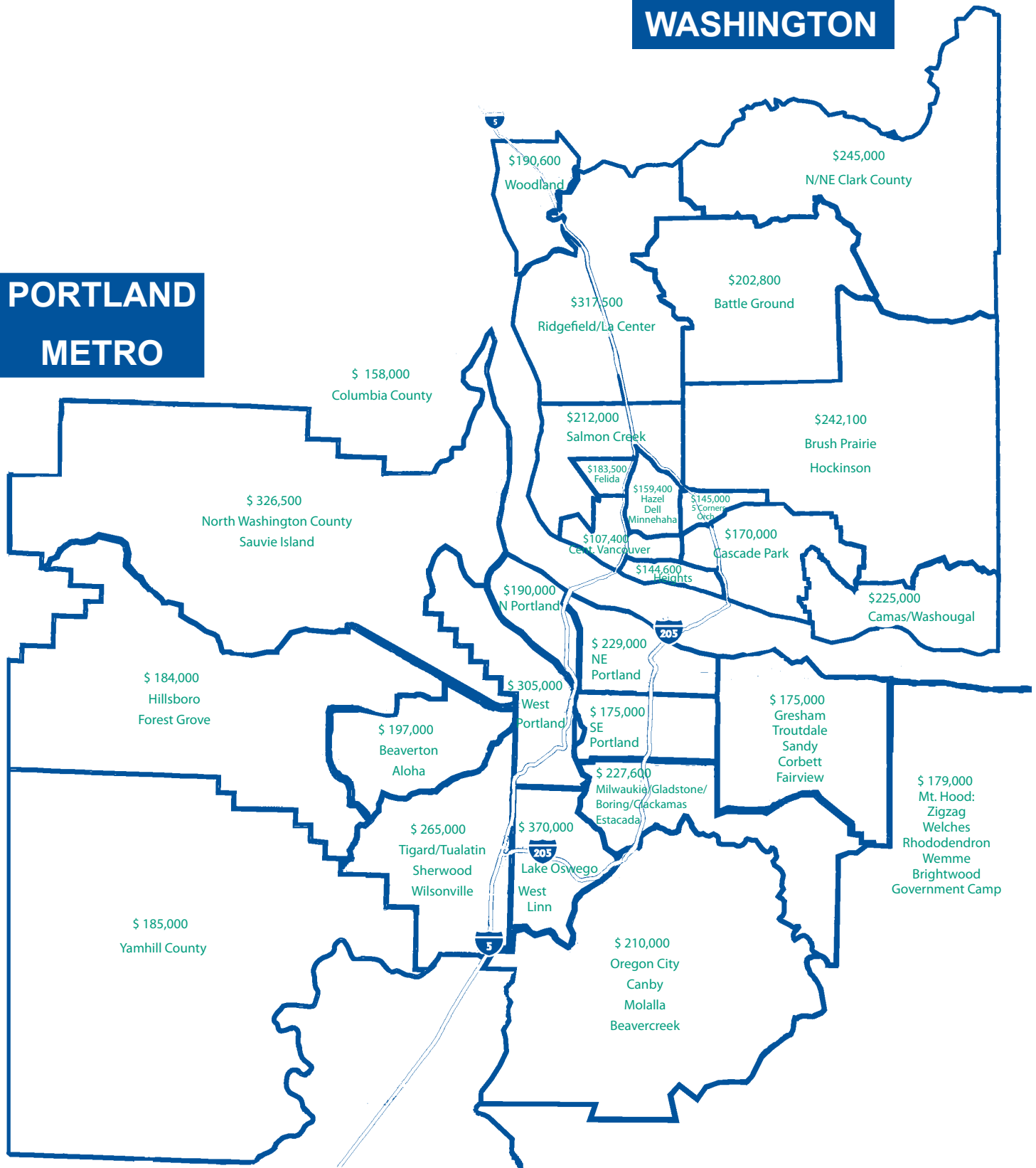
This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County.

MEDIAN SALE PRICE

October 2011

SW
WASHINGTON

PORTLAND
METRO





Corporate
825 NE Multnomah, Suite 270
Portland, OR 97232
(503) 236-7657
Fax: (503) 230-0689

Southwest Washington
1514 Broadway, Suite 101
Vancouver, WA 98663
(360) 696-0718
Fax: (360) 696-9342

Salem
2110 Mission St. SE, Suite 305
Salem, OR 97302
(503) 587-8810
Fax: (503) 585-3817

Lane County: Eugene
2139 Centennial Plaza
Eugene, OR 97401
(541) 686-2885
Fax: (541) 484-3854

Lane County: Florence
PO Box 414
Florence, OR 97439
(541) 902-2560
Fax: (541) 902-1341

Douglas County
3510 NE Edenbrow
Roseburg, OR 97470
(541) 673-3571
Fax: (541) 673-6581

Curry County
PO Box 6307
Brookings, OR 97415
(541) 469-0219
Fax: (541) 469-9695

Mid-Columbia
PO Box 1088
Hood River, OR 97031
(541) 436-2956
Fax: (541) 387-6657

Eastern Oregon
PO Box 751
Hermiston, OR 97838
(541) 567-5186
Fax: (541) 289-7320

Coos County
1946 Sherman Ave., Suite 101
North Bend, OR 97459
(541) 751-1070
Fax: (541) 751-1083

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS™.

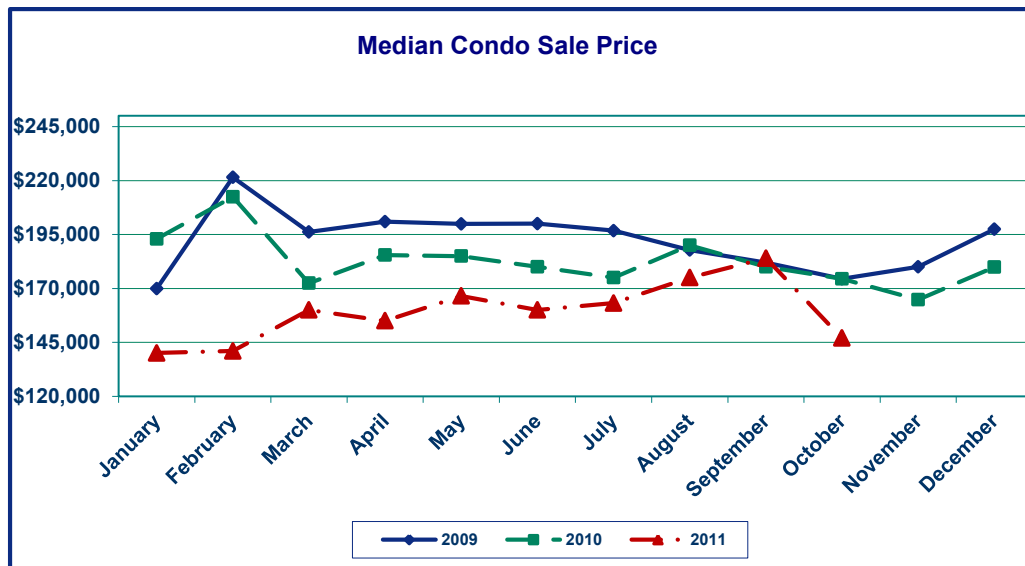
Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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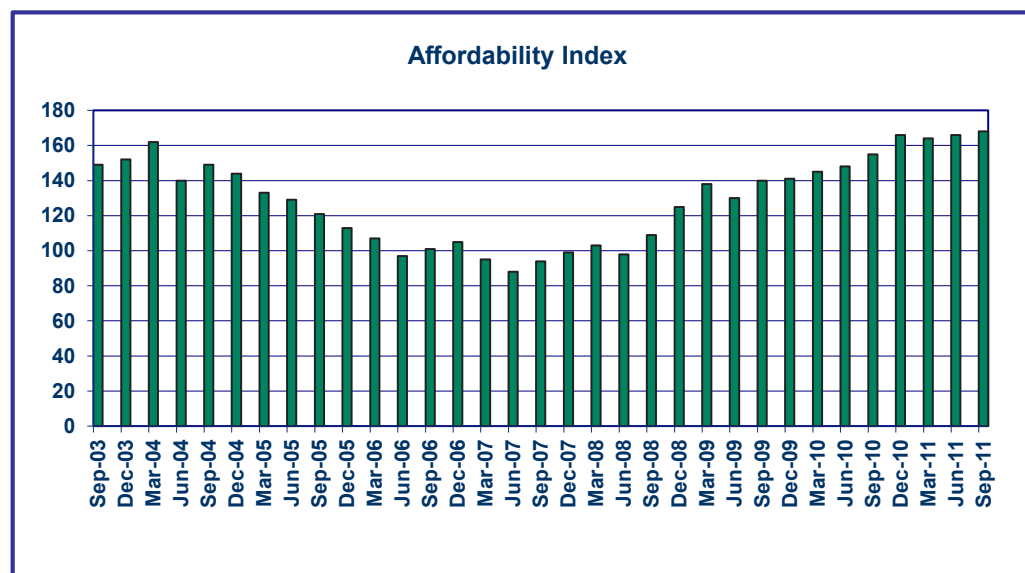
MEDIAN SALE PRICE CONDOS PORTLAND, OR

This graph represents the median sale price for all condos sold in the last three calendar years in the Portland, Oregon metropolitan area.



AFFORDABILITY PORTLAND, OR

This graph shows the affordability for housing in Portland, Oregon in September 2011.



AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Portland metro area is affordable for a family earning the median income. A family earning the median income (\$72,000 in 2011, per HUD) can afford 168% of a monthly mortgage payment on a median priced home (\$230,800 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.11% (per Freddie Mac).



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



A Publication of RMLS™, The Source for Real Estate Statistics in Your Community

Residential Review: Southwest Washington

October 2011 Reporting Period

October Residential Highlights

Following the trend from last month, sale prices in Clark County continued to decline when comparing October 2011 to October 2010, but sales activity showed improvement as the number of closed and pending sales rose.

Comparing October 2011 to the same month last year shows closed sales increased by 24.7% and pending sales went up 30.3%. However, newly listed residential properties saw a 6.9% decline.

A month-to-month comparison of sales activity shows mixed results. When comparing September 2011 to October 2011, closed sales fell from 441 to 399 (-9.5%), but pending sales went up 5.8% (480 v. 508). New listings saw a decline of 5.1%, down from 667 to 633.

At the month's rate of sales, the 2,881 active residential listings would last about 7.2 months.

Sale Prices

A comparison of October 2011 with October 2010 shows the average sale price fell 8.9%. The median sale price also dropped 7.3%.

Comparing the previous month of September 2011 to October 2011 shows a decline in the average sale price by 10.2%, down from \$218,700 to \$196,400. The median sale price also went from \$188,000 in September 2011 to \$177,900 in October 2011 (-5.4%).

Year-to Date

The period of January-October 2011 showed improvements compared to the same period in 2010. Closed sales rose 2.8% (4,149 v. 4,264). Pending sales also went up 7.4% (4,404 v. 4,730). New listings fell from 8,587 to 7,666 (-10.7%).

Due to significant differences between the counties in Southwest Washington, the Residential Review on pages 1, 3, 4, and 5 contain Clark County data only. For data on Cowlitz County, see the Area Report on page 2, or the graphs on page 6.

Inventory in Months*			
	2009	2010	2011
January	21.0	12.4	11.7
February	18.6	11.6	12.1
March	11.7	7.7	8.3
April	11.9	6.6	7.8
May	11.1	6.6	7.9
June	7.9	6.8	6.8
July	7.3	12.0	7.3
August	8.0	11.9	6.5
September	7.6	10.4	6.8
October	6.4	11.1	7.2
November	7.3	11.7	
December	7.6	9.1	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-9.1% (\$214,700 v. \$236,100)

Median Sale Price % Change:

-9.0% (\$189,900 v. \$208,700)

For further explanation of this measure, see the second footnote on page 3.

Clark County Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	633	508	399	196,400	177,900	131
	Year-to-date	7,666	4,730	4,264	212,500	186,800	142
2010	October	680	390	320	215,500	192,000	140
	Year-to-date	8,587	4,404	4,149	237,000	209,700	134
Change	October	-6.9%	30.3%	24.7%	-8.9%	-7.3%	-6.3%
	Year-to-date	-10.7%	7.4%	2.8%	-10.3%	-10.9%	5.9%

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

AREA REPORT • 10/2011

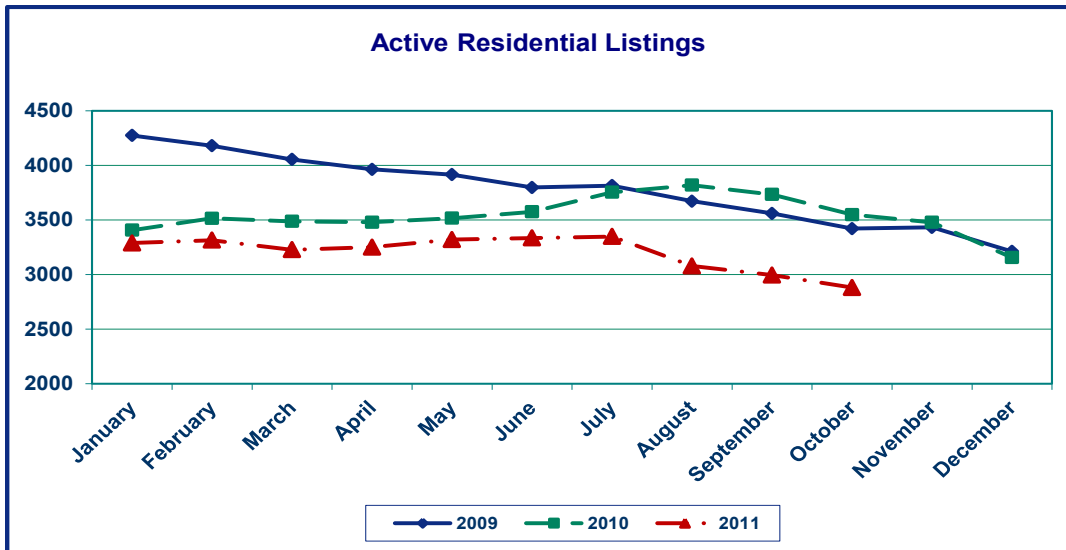
SW Washington

		RESIDENTIAL																COMMERCIAL		LAND		MULTIFAMILY	
		Current Month							Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price	Median Sale Price			Total Market Time	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
11	Downtown Vancouver	75	15	12	20	66.7%	10	117,800	120	202	121	10.0%	106	153,100	131,800	127	-14.2%	3	171,700	2	19,500	5	121,900
12	NW Heights	67	14	9	7	41.7%	14	93,500	129	198	144	23.1%	142	106,000	99,900	139	-17.9%	-	-	-	-	16	110,600
13	SW Heights	64	12	8	18	200.0%	10	167,400	314	139	98	63.3%	77	307,600	180,000	175	21.0%	2	166,800	1	285,000	3	426,700
14	Lincoln/Hazel Dell	40	7	3	9	28.6%	7	194,400	154	129	87	47.5%	82	171,300	170,500	121	-11.8%	-	-	5	51,200	1	231,800
15	E Hazel Dell	127	27	10	29	93.3%	22	134,700	136	380	243	2.5%	219	158,200	155,000	129	-9.8%	-	-	5	67,800	3	131,700
20	NE Heights	74	21	9	16	220.0%	8	146,600	146	234	150	24.0%	137	148,500	140,000	144	-18.0%	-	-	4	43,800	3	150,200
21	Orchards	136	40	14	40	42.9%	22	152,600	123	419	271	5.4%	226	152,600	150,000	128	-12.6%	1	315,000	18	161,900	3	836,100
22	Evergreen	190	50	21	48	29.7%	43	150,400	110	611	427	3.4%	384	160,400	150,000	125	-11.2%	1	295,000	7	69,300	3	204,700
23	E Heights	59	18	9	14	100.0%	7	137,800	77	181	114	56.2%	100	200,800	161,300	108	-9.7%	-	-	3	283,300	1	230,000
24	Cascade Park	86	25	6	12	0.0%	15	253,300	150	247	159	9.7%	151	231,300	218,500	141	-20.6%	1	115,000	1	15,000	4	197,800
25	Five Corners	67	28	5	22	29.4%	13	145,500	59	237	186	14.1%	171	155,300	144,500	125	-11.0%	-	-	2	163,500	1	85,000
26	E Orchards	74	23	12	15	25.0%	13	186,500	174	228	153	6.3%	130	207,100	194,300	132	-8.0%	-	-	1	168,000	1	212,000
27	Fisher's Landing	68	17	8	27	35.0%	17	210,900	130	279	213	14.5%	195	224,500	215,400	143	-8.3%	-	-	3	273,300	1	191,700
31	SE County	43	6	4	4	-	2	152,200	25	88	41	17.1%	38	295,500	267,500	233	-14.9%	-	-	5	132,000	-	-
32	Camas City	204	44	21	42	50.0%	40	266,200	107	588	374	3.3%	332	315,500	285,500	147	-3.3%	1	275,000	48	86,900	2	112,500
33	Washougal	239	53	32	18	-25.0%	21	190,700	175	527	262	-1.1%	237	230,100	220,000	158	-12.6%	2	260,000	64	76,600	7	155,900
41	N Hazel Dell	119	18	12	20	-4.8%	18	182,100	179	313	196	20.2%	181	213,000	200,000	142	-12.9%	-	-	6	79,200	1	260,000
42	S Salmon Creek	113	24	11	15	-28.6%	17	187,300	77	285	183	-9.0%	163	188,800	185,000	147	-8.3%	-	-	11	114,100	2	305,500
43	N Felida	134	29	16	21	5.0%	15	196,400	84	345	205	-4.2%	198	240,900	224,800	162	-6.3%	-	-	5	93,600	-	-
44	N Salmon Creek	127	29	14	24	140.0%	10	216,200	209	311	172	0.6%	152	249,300	228,700	161	2.7%	1	150,000	17	67,000	-	-
50	Ridgefield	95	14	6	10	-9.1%	11	310,800	98	211	117	-4.9%	112	255,500	232,000	136	-2.8%	2	308,800	5	127,200	2	230,000
51	W of I-5 County	28	4	1	-	-100.0%	3	285,100	41	42	24	-25.0%	27	328,500	312,800	206	-26.9%	-	-	6	184,200	-	-
52	NW of I-5 County	57	6	9	9	50.0%	-	-	-	121	54	20.0%	37	289,200	251,000	227	-16.0%	-	-	6	178,700	-	-
61	Battleground	194	36	11	32	23.1%	22	204,500	109	495	301	4.2%	273	206,400	189,000	136	-10.6%	1	150,000	9	126,900	-	-
62	Brush Prairie	216	35	17	15	-11.8%	22	275,300	160	467	236	-2.1%	217	273,600	255,000	140	-8.4%	-	-	22	144,900	-	-
63	East County	3	1	1	-	-	-	-	-	7	2	-	2	203,000	203,000	27	10.7%	-	-	1	55,000	-	-
64	Central County	46	10	7	5	-	2	320,000	187	78	30	50.0%	25	310,700	305,000	175	-9.6%	-	-	2	142,800	-	-
65	Mid-Central County	32	2	6	3	-	4	234,300	100	71	38	58.3%	35	288,200	282,700	160	-3.4%	-	-	7	135,900	-	-
66	Yacolt	37	10	7	6	20.0%	2	300,000	109	82	39	2.6%	32	199,800	182,900	166	-4.3%	-	-	4	143,200	-	-
70	La Center	33	7	3	1	-50.0%	4	325,000	167	75	47	-20.3%	47	243,800	240,000	164	-4.2%	1	50,000	-	-	-	-
71	N Central	18	6	5	4	-	5	274,800	154	45	25	8.7%	21	269,200	247,000	176	13.5%	-	-	3	124,000	-	-
72	NE Corner	16	2	2	2	-	-	-	-	31	18	63.6%	15	170,600	151,900	83	-10.9%	-	-	1	120,000	-	-
	Grand Total	2,881	633	311	508	30.3%	399	196,400	131	7,666	4,730	7.4%	4,264	212,500	186,800	142	-9.1%	16	208,500	274	106,700	59	203,700
80	Woodland City	25	5	2	5	0.0%	2	173,800	172	75	62	8.8%	57	161,600	150,000	180	-24.2%	1	625,000	2	217,500	-	-
81	Woodland Area	67	36	12	4	-20.0%	3	434,300	80	100	36	-18.2%	32	249,700	215,300	198	-7.9%	-	-	11	90,900	-	-
82	Cowlitz County	255	28	22	32	28.0%	19	185,200	177	485	246	-11.5%	216	167,700	150,000	127	-0.9%	1	200,000	27	67,200	6	118,200
	Grand Total	347	69	36	41	17.1%	24	215,400	165	660	344	-9.2%	305	175,200	156,000	144	-5.7%	2	412,500	40	81,200	6	118,200
87	Pacific County	156	13	19	5	-44.4%	8	187,700	140	188	69	-2.8%	60	165,500	144,700	201	5.4%	-	-	25	52,400	1	140,000

ACTIVE RESIDENTIAL LISTINGS

CLARK COUNTY, WA

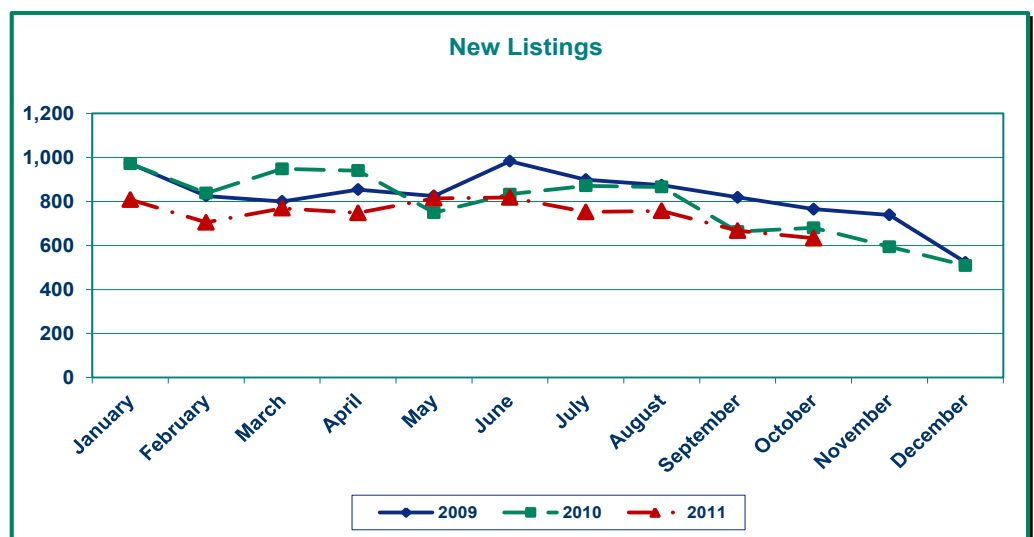
This graph shows the active residential listings over the past three calendar years in Clark County, Washington.



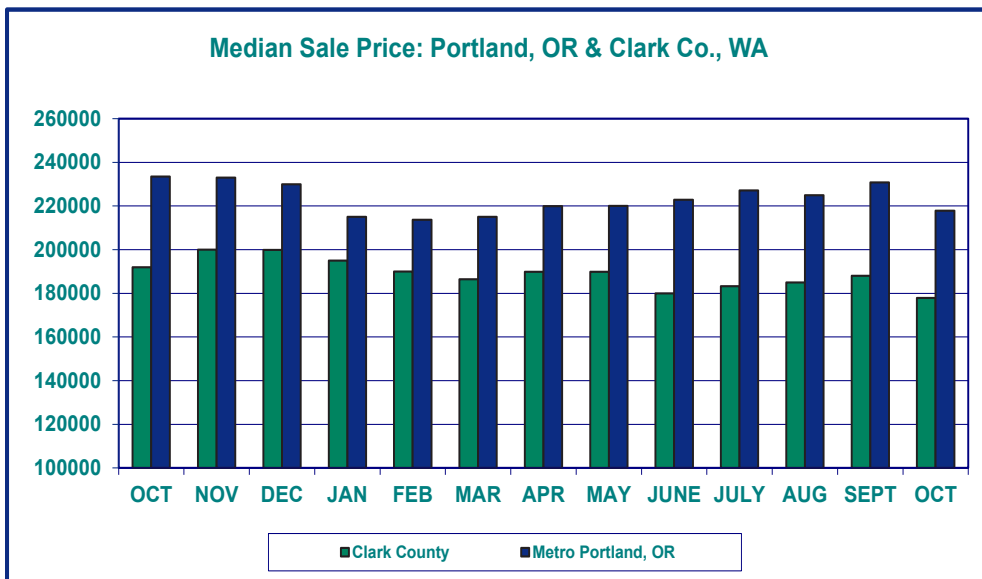
NEW LISTINGS

CLARK COUNTY, WA

This graph shows the new residential listings over the past three calendar years in Clark County, Washington.



Median Sale Price: Portland, OR & Clark Co., WA



MEDIAN SALE PRICE

CLARK COUNTY, WA

This graph shows the median sale price over the past 12 months in the greater Portland, Oregon, metropolitan area and Clark County, Washington.

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

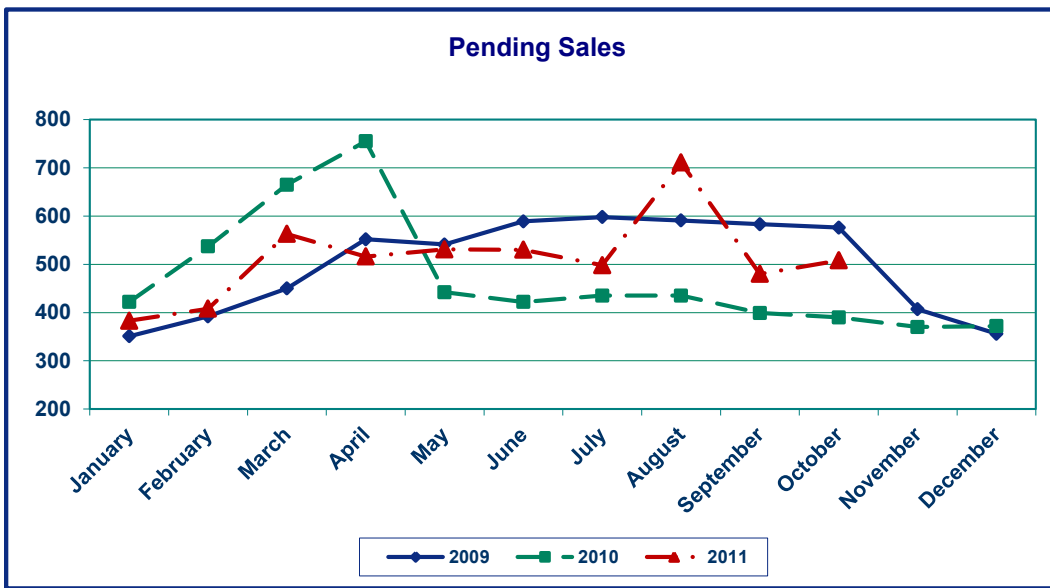
² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

PENDING LISTINGS

CLARK COUNTY, WA

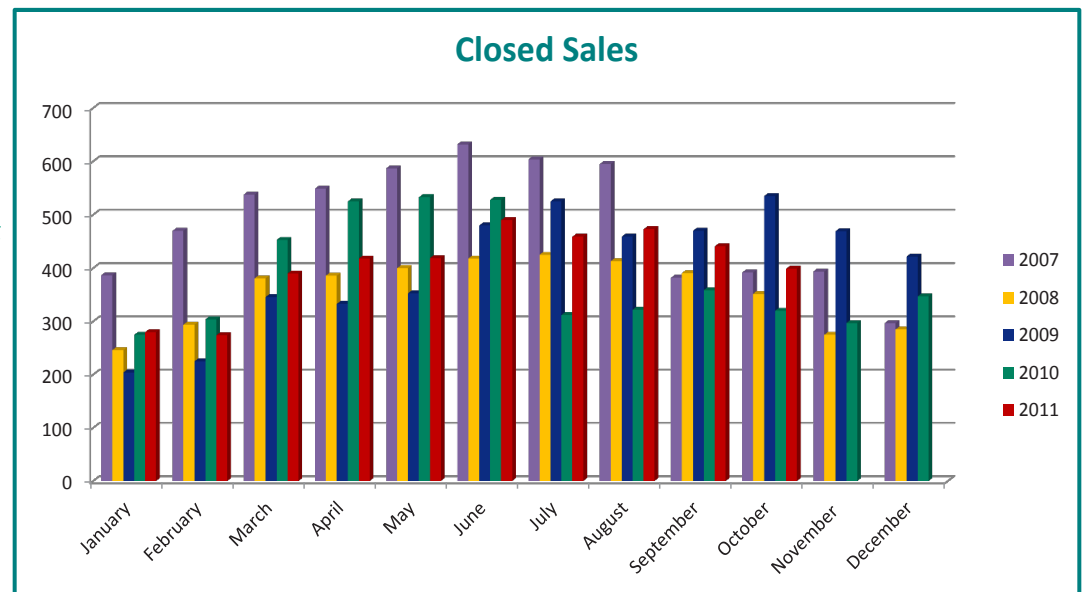
This graph represents monthly accepted offers in Clark County, Washington over the past three calendar years.



CLOSED SALES

CLARK COUNTY, WA

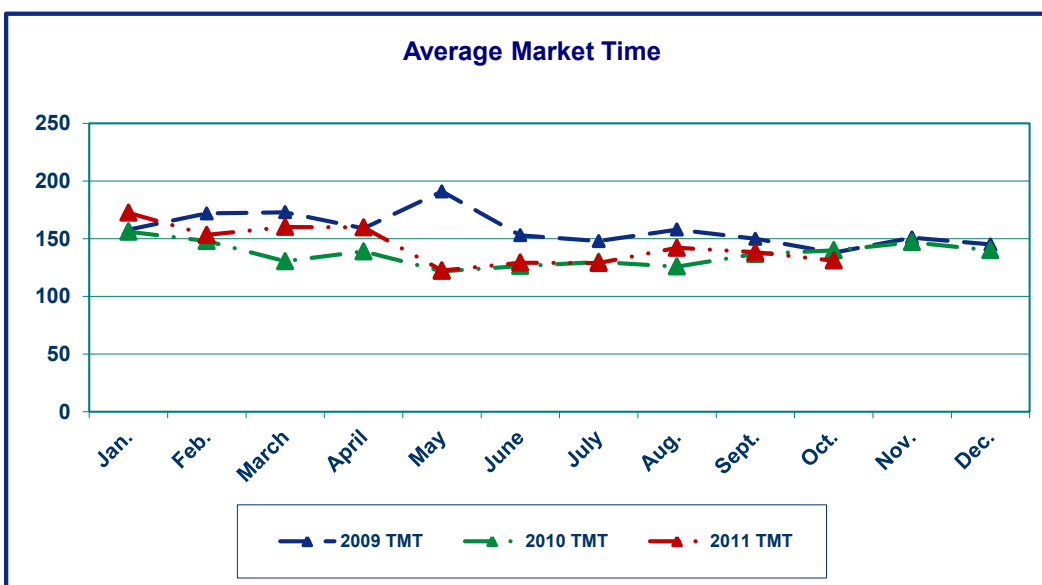
This graph shows the closed sales over the past five calendar years in Clark County, Washington.



DAYS ON MARKET

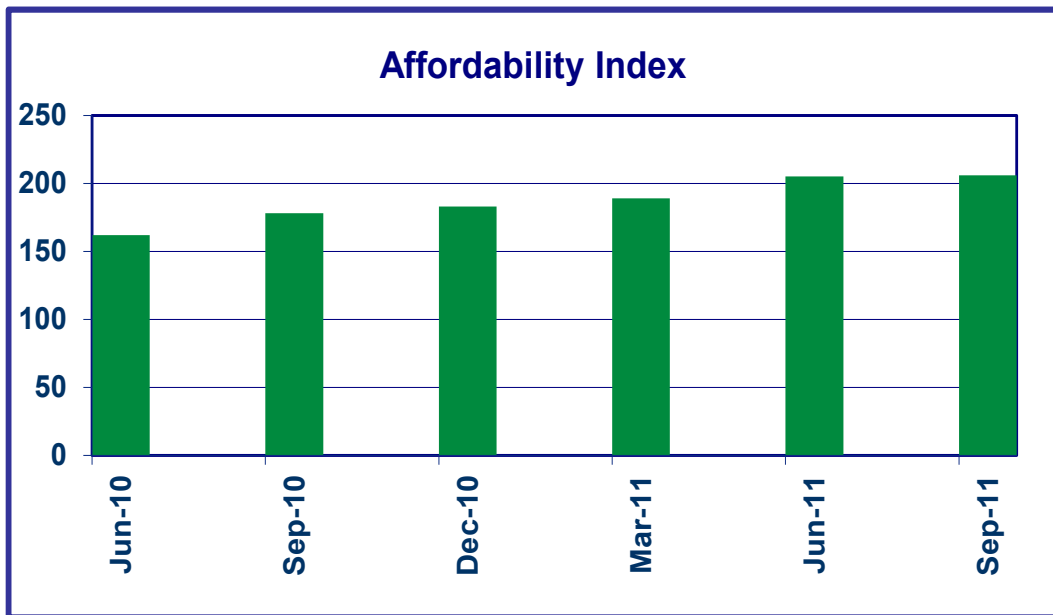
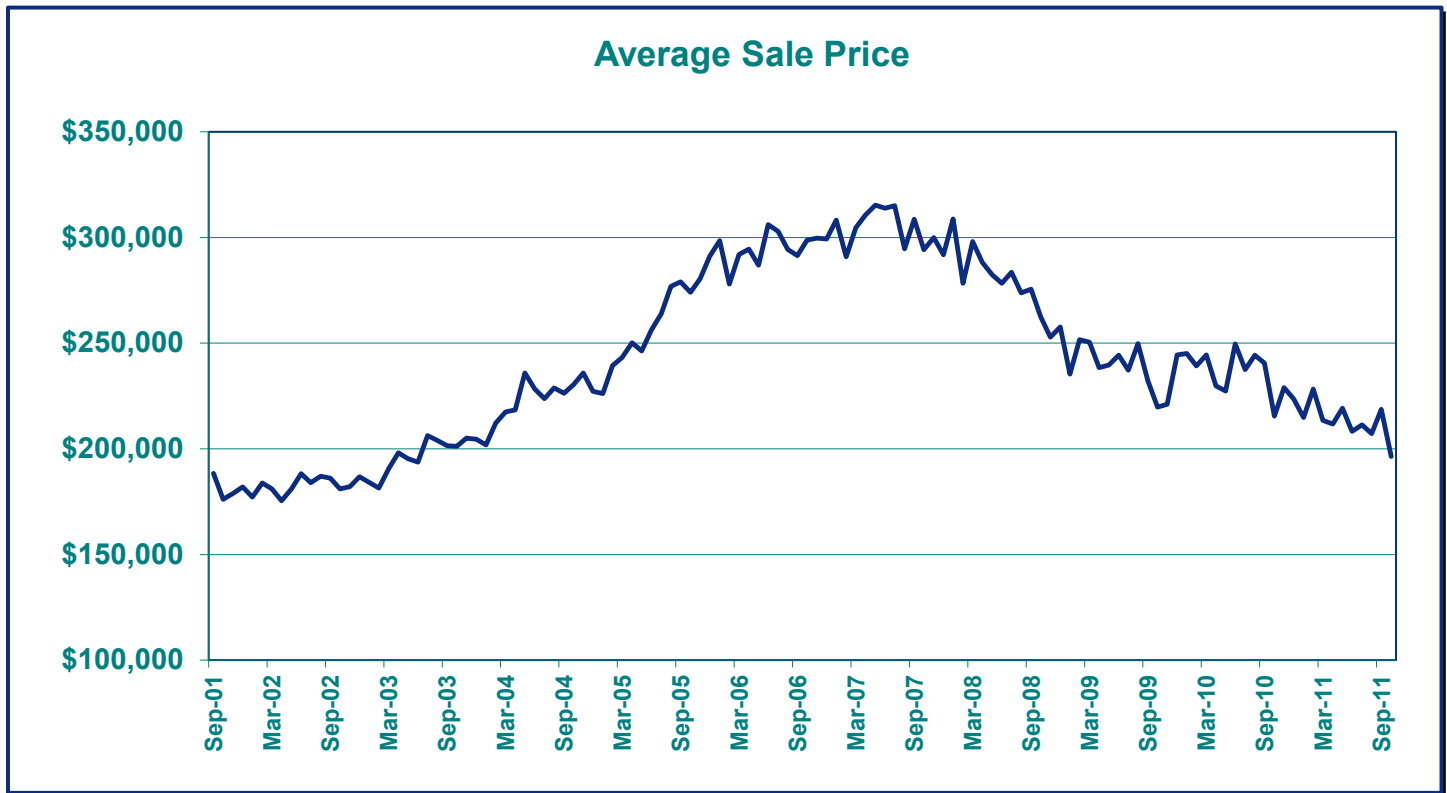
CLARK COUNTY, WA

This graph shows the average market time for sales in Clark County, Washington, over the past three calendar years.



**AVERAGE SALE
PRICE**
CLARK COUNTY, WA

This graph represents the average sale price for all homes sold in Clark County, Washington

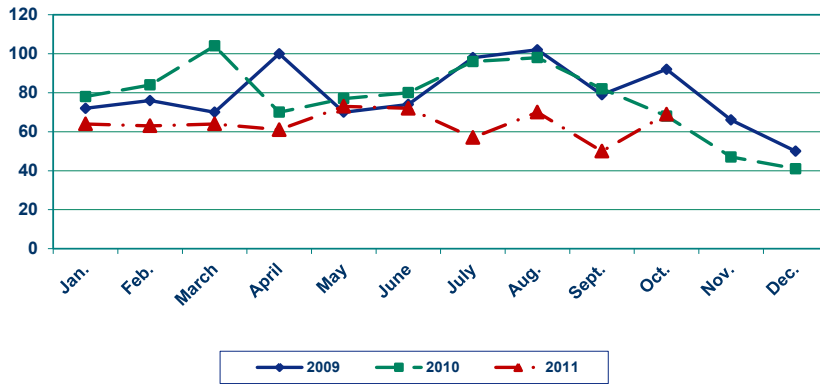


AFFORDABILITY
CLARK COUNTY, WA

This graph shows affordability for housing in Clark County, Washington, in September 2011.

AFFORDABILITY - According to a formula from the National Association of REALTORS®, buying a house in the Clark County area is affordable for a family earning the median income. A family earning the median income (\$72,000 in 2011, per HUD) can afford 206% of a monthly mortgage payment on a median priced home (\$188,000 in September). The formula assumes that the buyer has a 20% down payment and a 30 year fixed rate of 4.11% (per Freddie Mac).

New Listings



NEW LISTINGS

COWLITZ COUNTY, WA

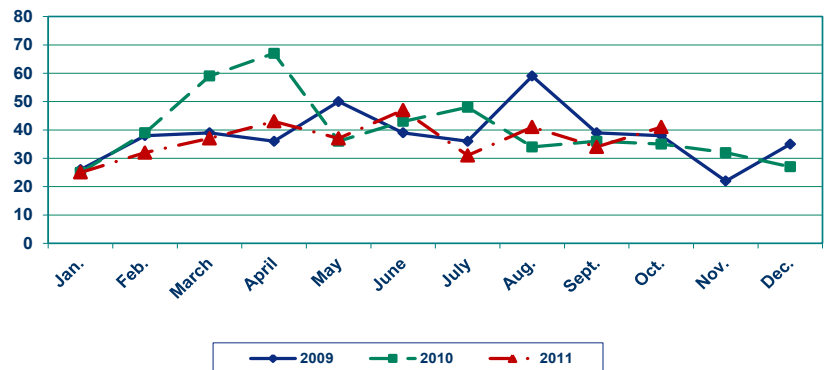
This graph represents new listings in Cowlitz County, Washington over the past three calendar years.

PENDING LISTINGS

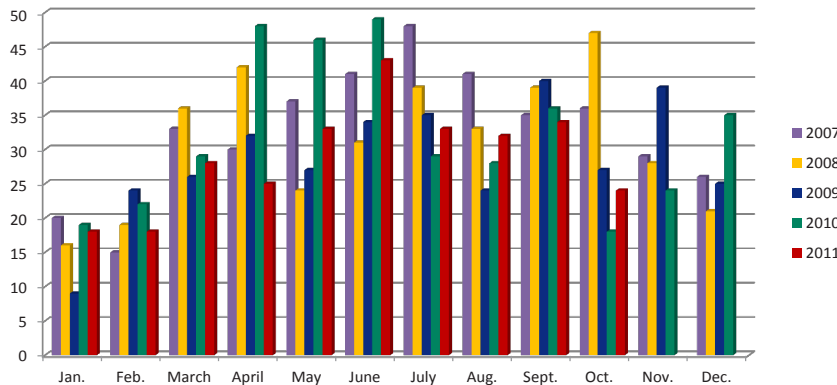
COWLITZ COUNTY, WA

This graph represents monthly accepted offers over the past three calendar years in Cowlitz County, Washington.

Pending Sales



Closed Sales



CLOSED SALES

COWLITZ COUNTY, WA

This graph shows the closed sales over the past five calendar years in Cowlitz County, Washington.

AVERAGE SALE PRICE

COWLITZ COUNTY, WA

This graph represents the monthly average sale price for all homes sold in Cowlitz County, Washington.

Average Sale Price





MULTIPLE LISTING SERVICE

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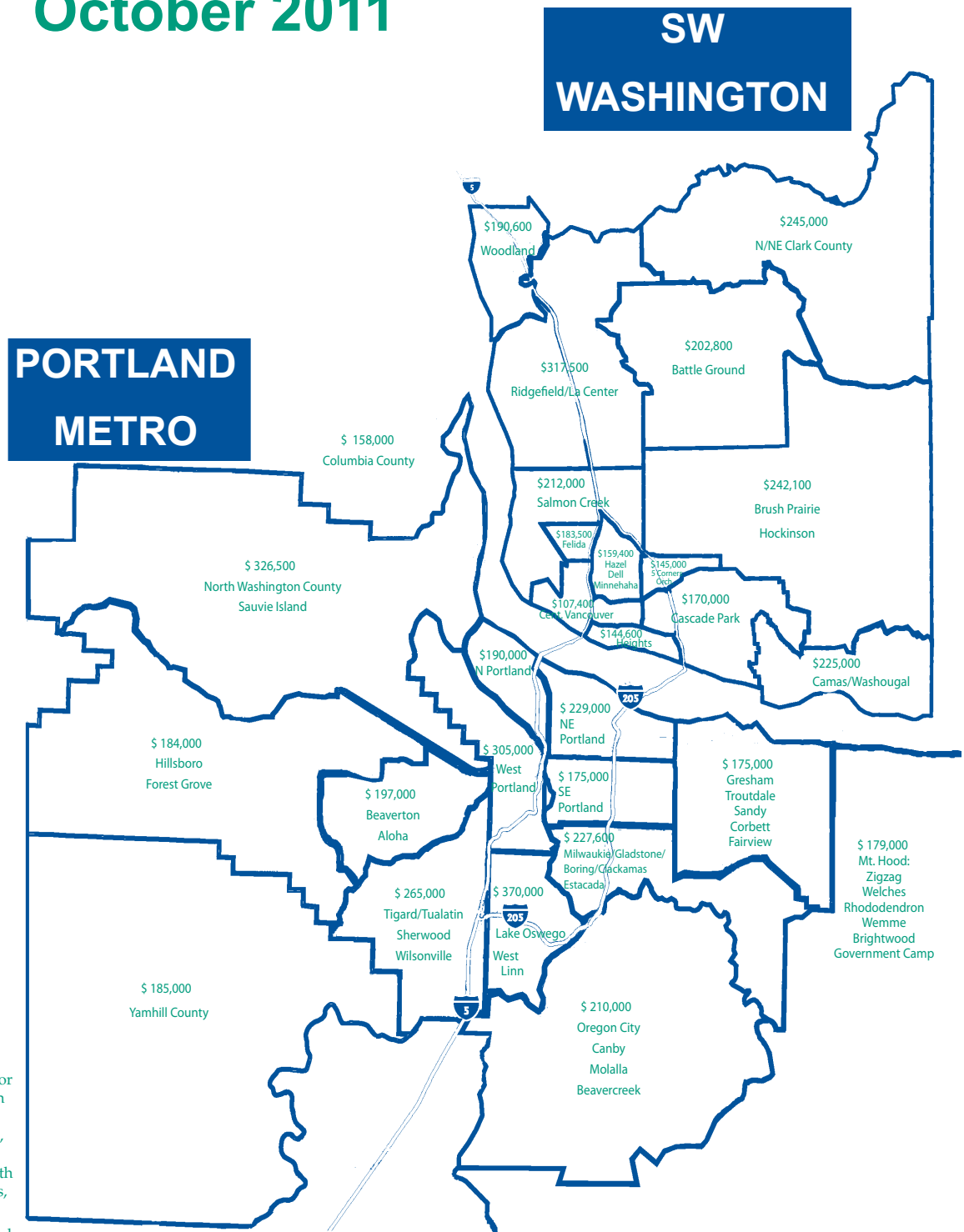
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Coos County

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MEDIAN SALE PRICE October 2011



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Market Action Reports are compiled for the following areas: Portland metropolitan area, Southwest Washington, Mid-Columbia, Columbia Basin, Baker County, Coos County, Curry County, Douglas County, Grant County, Lane County, North Coastal Counties, Polk & Marion Counties, Union County, and Wallowa County.

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Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



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Residential Review: Union County, Oregon

October 2011 Reporting Period

October Residential Highlights

Sales activity in Union County shows improvement when comparing October 2011 with the same month last year. Closed sales jumped from 10 to 18 sales. Pending sales also saw a rise from 13 to 21. New listings went up from 25 to 36.

A comparison of September 2011 to October 2011 shows an increase in closed sales from 13 to 18, while pending sales rose from 14 to 21. New listings fell from 39 to 36.

Sale Prices

The average sale price in October 2011 grew 13.7% compared to October 2010, and the median sale price also went up 4.5%.

Compared to last month, September 2011, the average sale price grew from \$138,200 to \$178,600 (29.2%). The median sale price went up slightly from \$150,000 to \$152,500 (1.7%).

Inventory in Months*

	2009	2010	2011
January	38.3	16.8	13.3
February	12.4	15.1	16.3
March	19.9	16.1	25.3
April	13.1	9.5	10.3
May	12.9	12.2	19
June	11.6	11.1	10.4
July	9.7	17.5	14.3
August	7.4	23.7	12.8
September	15.0	11.7	18.2
October	17.8	22.4	12.1
November	8.2	14.5	
December	11.8	20.6	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Union County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	36	21	18	178,600	152,500	274
	Year-to-date	371	172	169	146,400	132,800	217
2010	October	25	13	10	157,100	146,000	254
	Year-to-date	390	183	171	148,100	135,000	175
Change	October	44.0%	61.5%	80.0%	13.7%	4.5%	7.9%
	Year-to-date	-4.9%	-6.0%	-1.2%	-1.1%	-1.6%	23.4%

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

-6.4% (\$145,800 v. \$155,700)

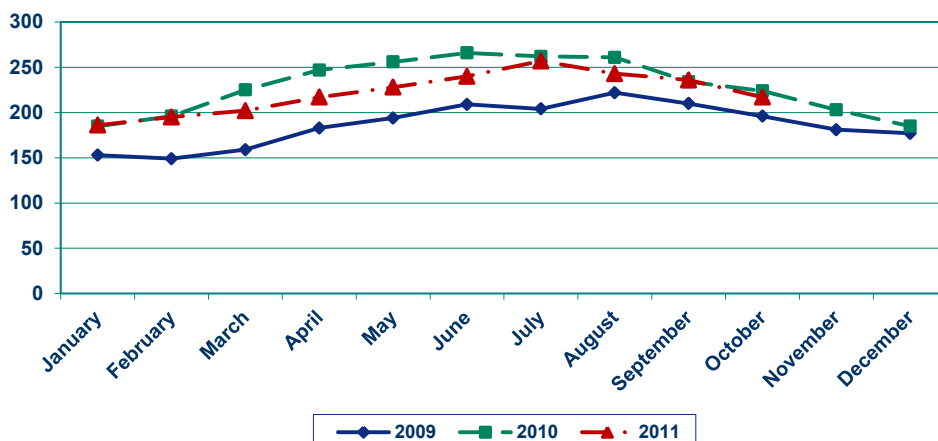
Median Sale Price % Change:

-2.3% (\$131,900 v. \$135,000)

For further explanation of this measure, see the second footnote on page 2.

*Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

Active Residential Listings



ACTIVE RESIDENTIAL LISTINGS

UNION COUNTY, OR

This graph shows the active residential listings over the past three calendar years in Union County, Oregon.

AREA REPORT • 10/2011

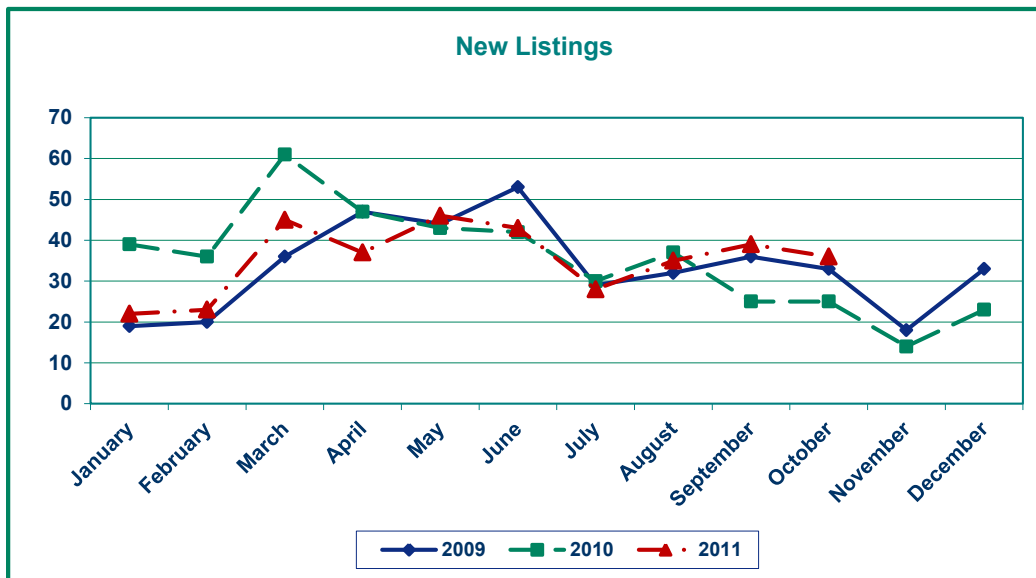
Union County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date	Year-To-Date	Year-To-Date				
		Active Listings	New Listings	Expired/Canceled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price					Median Sale Price			
		Avg. Sale Price % Change ²													Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price		
97824	Cove	19	3	4	2	-	2	106,000	60	33	15	114.3%	15	150,800	159,900	-24.9%	-	-	1	95,000	-	-
97827	Elgin	30	3	3	3	50.0%	2	141,600	315	35	16	-11.1%	13	128,800	72,500	-17.2%	1	190,000	1	103,500	-	-
97841	Imbler	3	1	1	-	-	-	-	-	5	1	-75.0%	2	240,000	240,000	55.2%	-	-	1	105,000	-	-
97850	La Grande/ Island City	116	20	21	13	18.2%	11	201,300	270	226	117	-1.7%	118	147,000	133,400	-6.2%	4	304,000	9	55,200	2	162,500
97867	North Powder	7	2	2	-	-	-	-	-	16	4	0.0%	4	184,300	35,900	97.3%	-	-	1	30,000	-	-
97876	Summerville	16	2	1	-	-	1	175,000	874	16	1	-66.7%	1	175,000	175,000	38.0%	-	-	-	-	-	-
97883	Union	26	5	9	3	-	2	165,000	169	40	18	-35.7%	16	129,300	121,300	-68.5%	-	-	3	38,700	-	-
	Union Co. Total	217	36	41	21	61.5%	18	178,600	274	371	172	-6.0%	169	146,400	132,800	-6.4%	5	281,200	16	59,200	2	162,500

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

² % Change is based on a comparison of the rolling average sale price for the last 12 months (11/1/10-10/31/11) with 12 months before (11/1/09-10/31/10).

³ Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



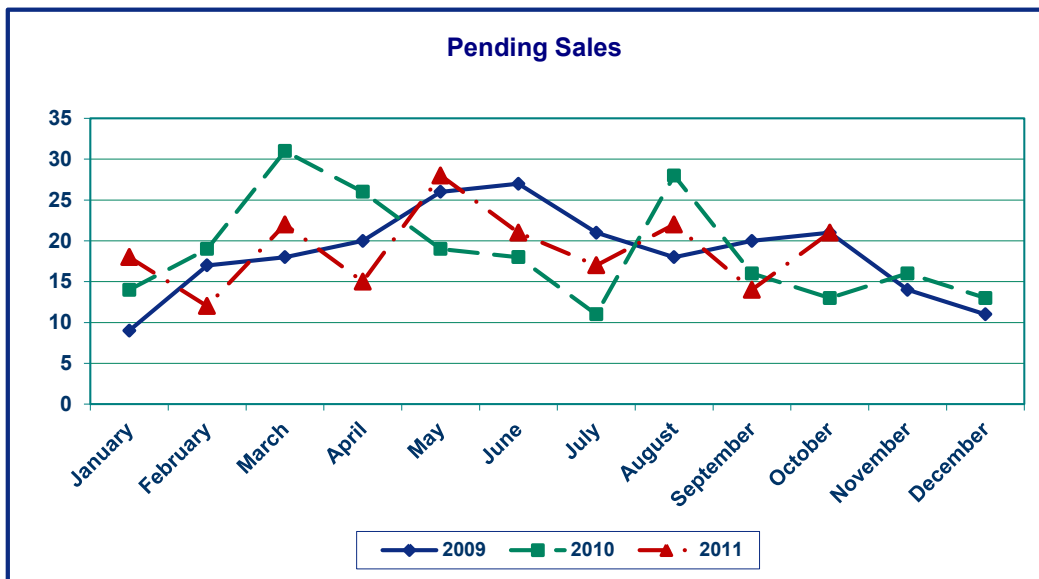
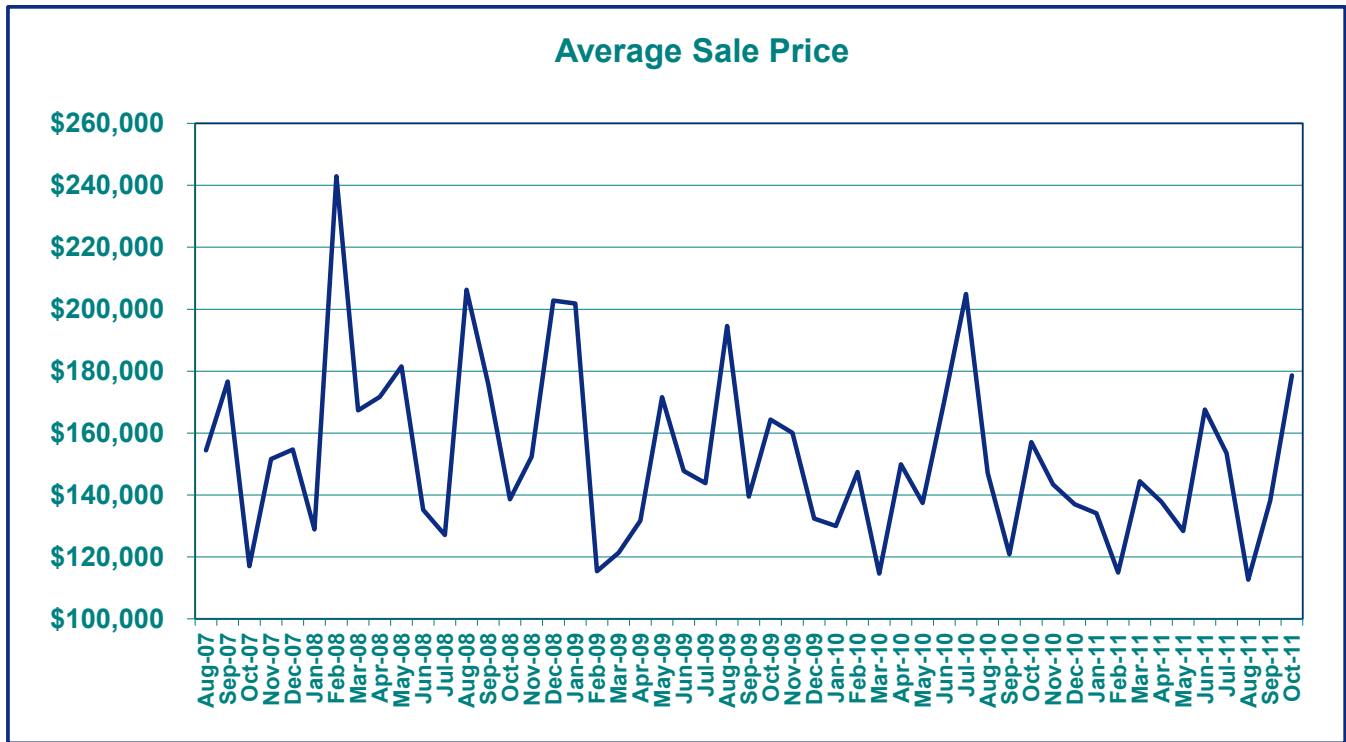
NEW LISTINGS UNION COUNTY, OR

This graph shows the new residential listings over the past three calendar years in Union County, Oregon.

AVERAGE SALE PRICE

UNION COUNTY, OR

This graph represents the average sale price for all homes sold in Union County, Oregon.



PENDING LISTINGS

UNION COUNTY, OR

This graph represents monthly accepted offers in Union County, Oregon over the past three calendar years.

Corporate
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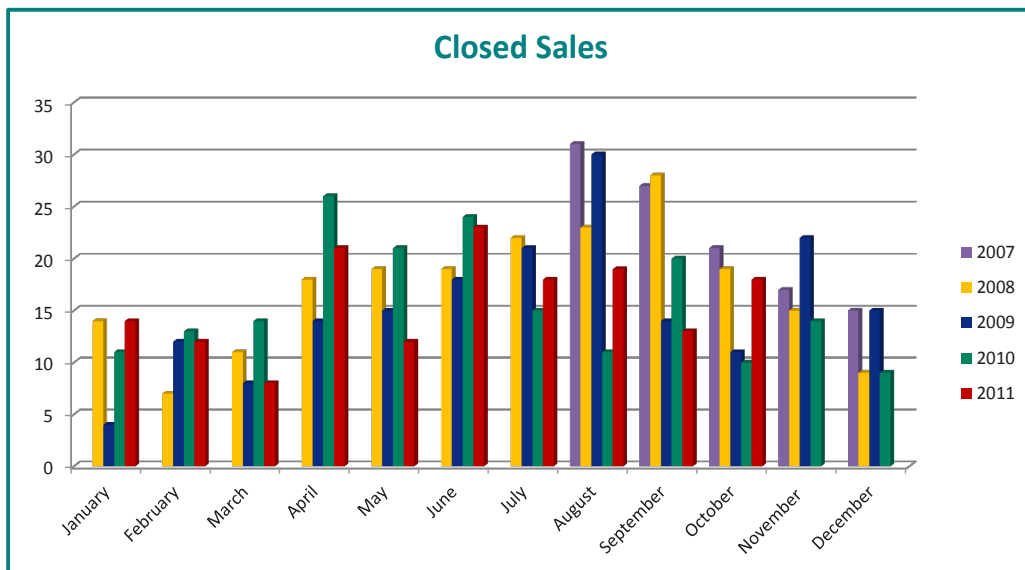
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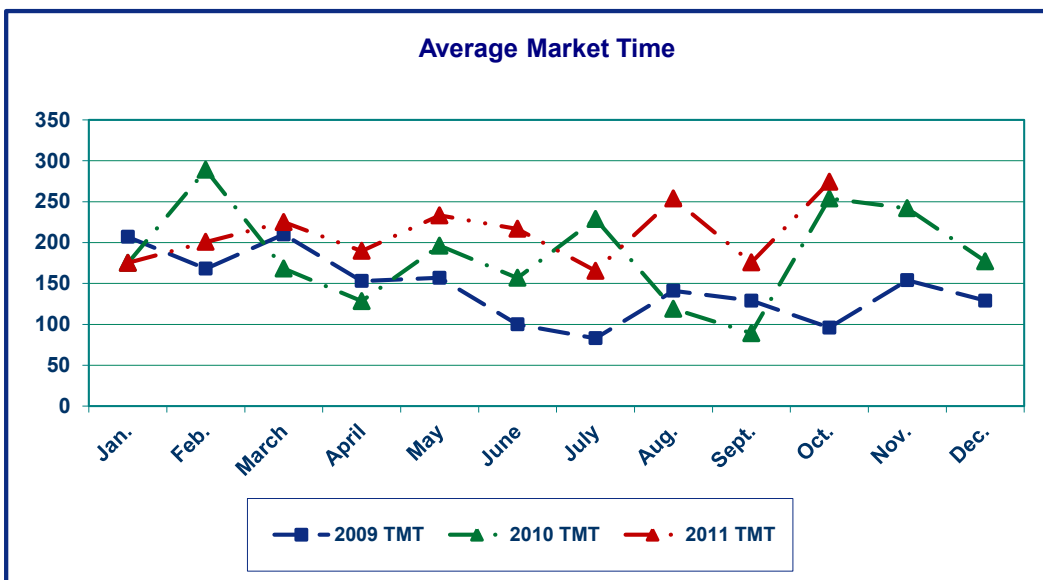
CLOSED SALES UNION COUNTY, OR

This graph shows the closed sales over the past five calendar years in Union County, Oregon.



DAYS ON MARKET UNION COUNTY, OR

This graph shows the average market time for sales in Union County, Oregon, over the past three calendar years.



Cory Neu, Chairman of the Board
Kurt von Wasmuth, President/CEO
Kelsey Brunson, Editor

MARKET ACTION



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Residential Review: Wallowa County, Oregon

October 2011 Reporting Period

October Residential Highlights

A comparison of October 2011 with the same month last year shows closed sales went up from 2 to 7. Pending sales decreased from 9 to 4, while new listings remained even at 9.

Comparing September 2011 with October 2011 shows closed sales decreased from 10 to 7, pending sales fell from 5 to 4 and new listings also remained even at 9.

At the month's rate of sales, the 160 active residential listings would last about 22.9 months.

Sale Price

The average sale price in Wallowa County in October 2011 increased 63.9% when compared to October 2010. The median sale price also rose by 43.7%. See residential highlights table below.

On a month-to-month basis, the average sale price declined 23.8% from September 2011 to October 2011 (\$283,000 v. \$215,700). The median sale price also fell 10% (\$210,000 v. \$189,000).

Year-to-Date

A comparison of January-October 2011 with the same time period in 2010 shows increases across the board. Closed sales went up from 43 to 53, pending sales rose from 52 to 54 and there were 6.7% more new listings.

Inventory in Months*

	2009	2010	2011
January	20.4	99	54.5
February	N/A	27.5	23.6
March	108	N/A	43.7
April	125	23	47.7
May	46	34	37.3
June	46.7	19	12.6
July	45	32	97.5
August	26.6	15.4	41.5
September	17.6	52.3	16
October	23	68	22.9
November	28.5	64.5	
December	15.8	26.3	

*Inventory in Months is calculated by dividing the Active Listings at the end of the month in question by the number of closed sales for that month.

Percent Change of 12-Month Sale Price Compared With The Previous 12 Months

Average Sale Price % Change:

8.3% (\$190,000 v. \$175,500)

Median Sale Price % Change:

-1.3% (\$151,500 v. \$153,500)

For further explanation of this measure, see the second footnote on page 2.

Wallowa County, Oregon Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2011	October	9	4	7	215,700	189,000	176
	Year-to-date	160	54	53	191,000	152,000	253
2010	October	9	9	2	131,600	131,500	544
	Year-to-date	150	52	43	156,700	150,000	238
Change	October	0.0%	-55.6%	250.0%	63.9%	43.7%	-67.6%
	Year-to-date	6.7%	3.8%	23.3%	21.9%	1.3%	6.2%

AREA REPORT • 10/2011

Wallowa County, Oregon

		RESIDENTIAL														COMMERCIAL		LAND		MULTIFAMILY		
		Current Month							Year-To-Date							Year-To-Date	Year-To-Date		Year-To-Date			
		Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales 2011	Pending Sales 2011 v. 2010 ¹	Closed Sales	Average Sale Price	Total Market Time ³	New Listings	Pending Sales 2011	Pending Sales 2011 v. 2010	Closed Sales	Average Sale Price			Median Sale Price	Avg. Sale Price % Change ²	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price
97885	Wallowa	21	1	-	0	-100.0%	0	-	-	16	2	-83.3%	4	96,200	78,900	3.8%	1	245,000	1	200,000	0	-
97857	Lostine	5	1	0	0	-100.0%	0	-	-	4	4	0.0%	5	220,100	180,500	-14.5%	-	-	1	21,500	0	-
97842	Imnaha	0	0	1	0	-	1	189,000	210	8	4	300.0%	4	207,300	162,000	159.1%	-	-	1	10,000	0	-
97846	Joseph	79	3	6	1	-66.7%	4	195,900	160	70	22	57.1%	21	214,900	175,000	10.0%	-	-	4	344,800	0	-
97828	Enterprise	55	4	5	3	200.0%	2	268,500	192	62	22	4.8%	19	173,400	131,000	-	2	35,000	3	166,500	0	-
	Wallowa Co. Total	160	9	12	4	-55.6%	7	215,700	176	160	54	3.8%	53	191,000	152,000	8.3%	3	105,000	10	211,000	-	-

¹ Percent change in number of pending sales this year compared to last year. The Current Month section compares October 2011 with October 2010. The Year-To-Date section compares year-to-date statistics from October 2011 with year-to-date statistics from October 2010.

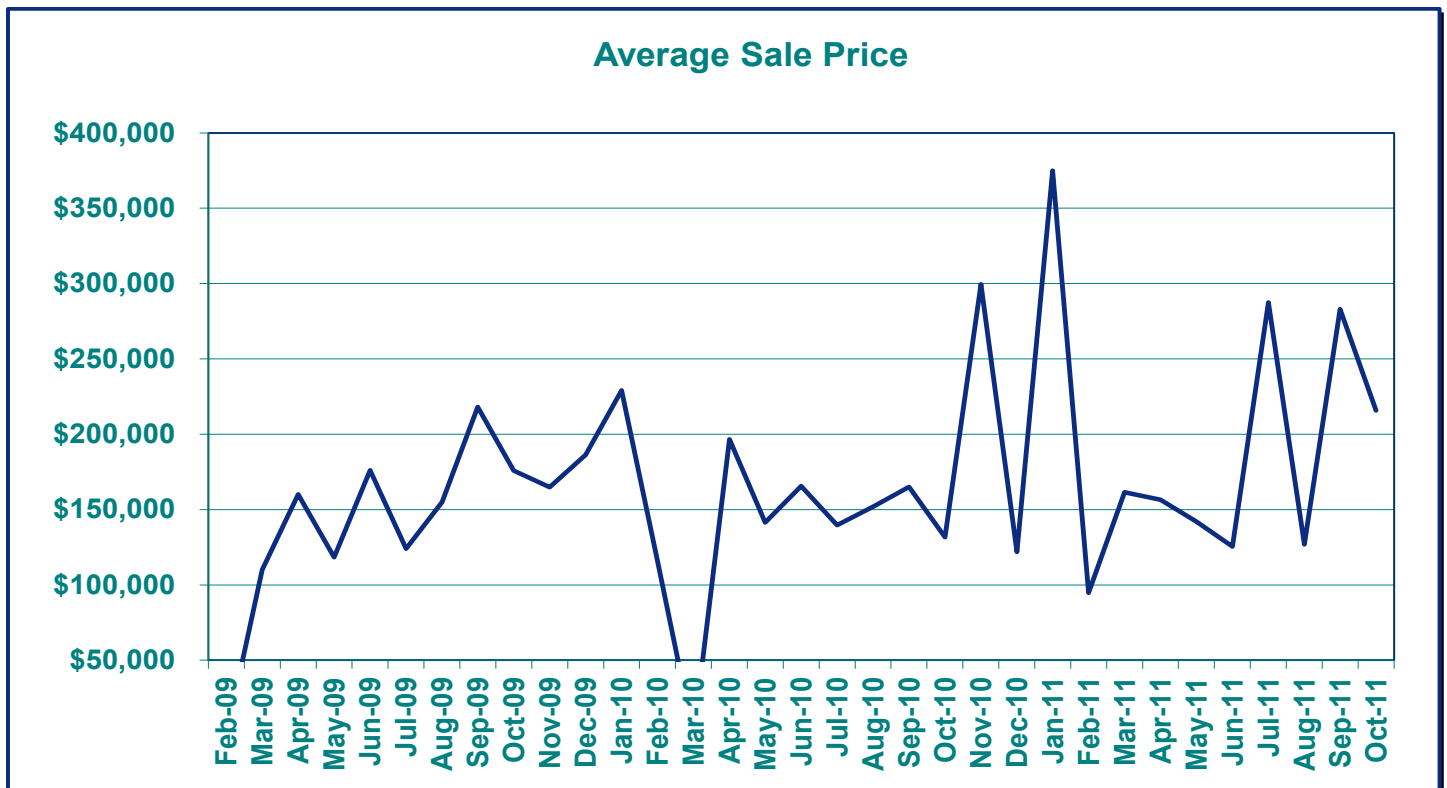
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AVERAGE SALE PRICE

WALLOWA COUNTY, OR

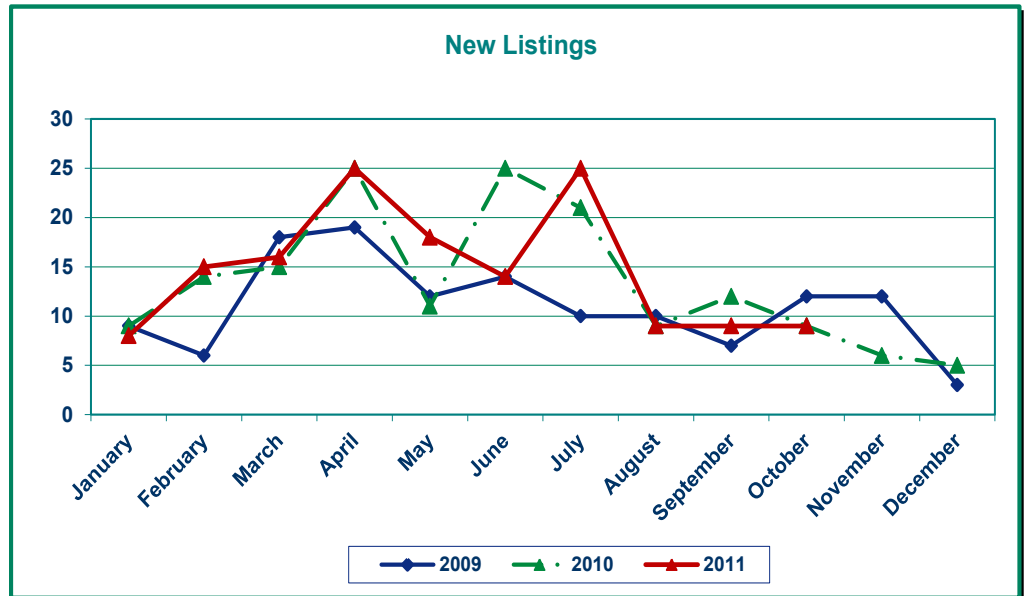
This graph represents the average sale price for all homes sold in Wallowa County, Oregon.



NEW LISTINGS

WALLOWA COUNTY, OR

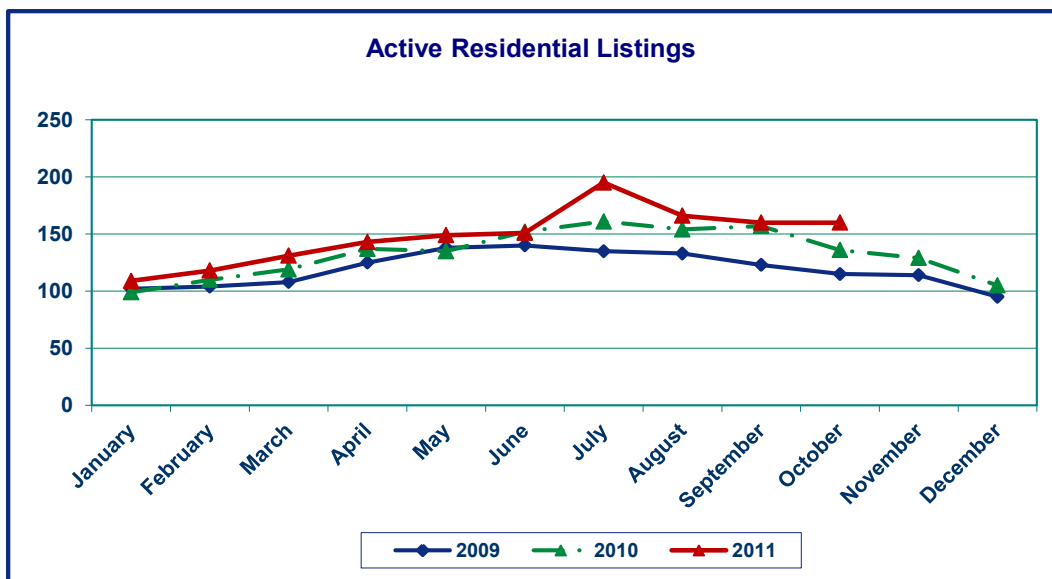
This graph shows the new residential listings in Wallowa County, Oregon.



ACTIVE RESIDENTIAL LISTINGS

WALLOWA COUNTY, OR

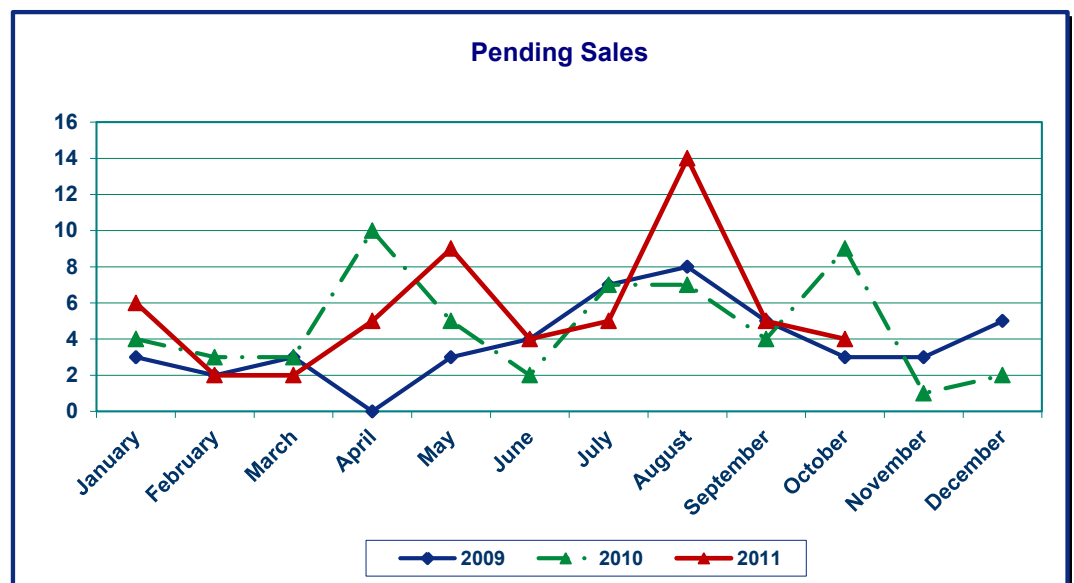
This graph shows the active residential listings in Wallowa County, Oregon.



PENDING LISTINGS

WALLOWA COUNTY, OR

This graph represents monthly accepted offers in Wallowa County, Oregon.



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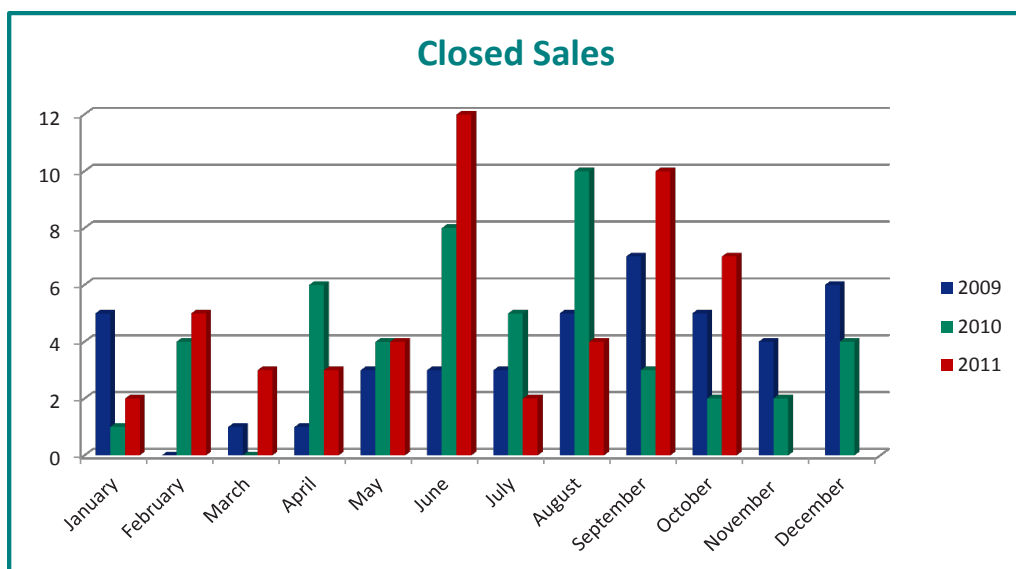
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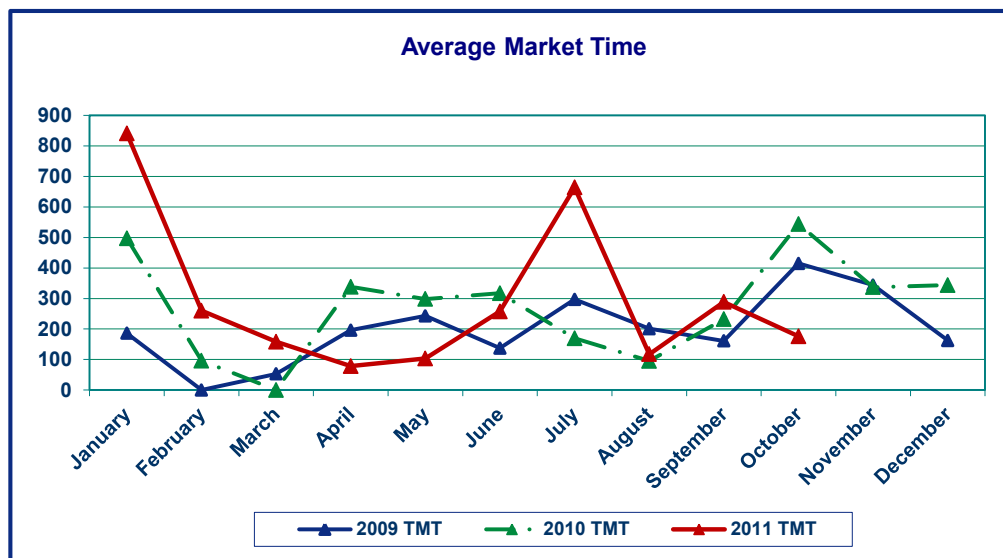
CLOSED SALES WALLOWA COUNTY, OR

This graph shows the closed sales in Wallowa County, Oregon.



DAYS ON MARKET WALLOWA COUNTY, OR

This graph shows the average market time for sales in Wallowa County, Oregon, over the past three calendar years.



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